



85

LBANY STREET

LONDON, NW1 4BT



Albany Street

# FOR SALE / TO LET

RETAIL UNIT WITH CORNER FRONTAGE  
NEIGHBOURING REGENT'S PARK

GROUND & LOWER GROUND FLOOR  
1,375 SQ.FT.

**85 ALBANY STREET, LONDON, NW1 4BT**



Chester Gate



## LOCATION

The property is located on the corner of Albany Street and Chester Gate and is adjacent to the well renowned Regent's Park. The immediate location is primarily of residential use, with local amenities including Regent's Park, ZSL London Zoo is just around corner, Regent's Park, Open Air Theatre, Madame Tussauds, The Sherlock Holmes Museum as well as independent and national cafes and restaurants.

Regent's Park, Great Portland Street, Warren Street and Euston Square are all within a few minutes walking distance south of the property London Euston is towards the East providing Avanti West Coast, Caledonian Sleeper, Overground and West Midlands Trains services.



Regent's Park



Wellcome Collection



Kings Cross Station



The Crown & Anchor



KOKO



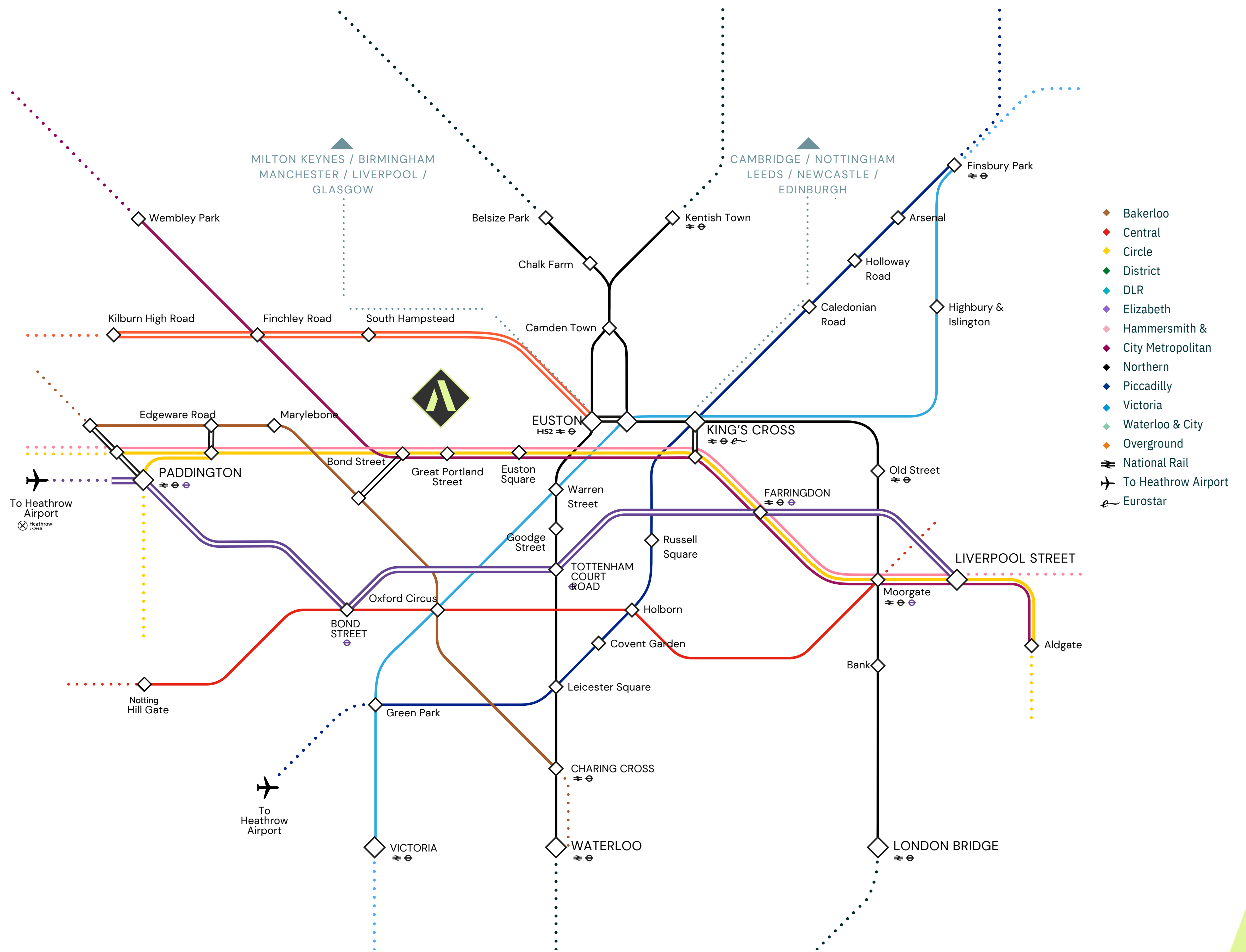
Mestizo

# CONNECTIONS

## KEY CONNECTION TIMES

Regent's Park	⌚ 6 min
Great Portland Street	⌚ 6 min
King's Cross St Pancras	⌚ 9 min
Euston	⌚ 10 min
Oxford Circus	⌚ 10 mins
Tottenham Court Road	⌚ 14 mins
Farringdon	⌚ 14 mins
Paddington	⌚ 14 mins
Green Park	⌚ 15 mins
Bond Street	⌚ 15 mins
Moorgate	⌚ 16 mins
Victoria	⌚ 17 mins
Liverpool Street	⌚ 20 mins
Waterloo	⌚ 20 mins
Old Street	⌚ 21 mins
Bank	⌚ 24 mins

Travel times based on Google Maps



## DESCRIPTION

The property has recently undergone comprehensive refurbishment, arranged over ground and lower ground floor. The ground floors benefit from a floor to ceiling height of approx 2.9 m, large window frontages allowing natural light to flow into the property. The lower ground floors have a good floor to ceiling height of approx 2.4 m, with windows and 3x vaults suitable for storage. The property benefits from a new comfort cooling system as well as kitchenettes, an entry intercom system and integrated network cabling. There is rear access via Cambridge Terrace Mews which provides access through the Lower Ground Floors. It is also therefore possible to create self-contained offices on the lower ground floor.

The Head Lease allows for office and retail use, and the landlord will accept certain uses under Class E. The property is Grade II Listed.

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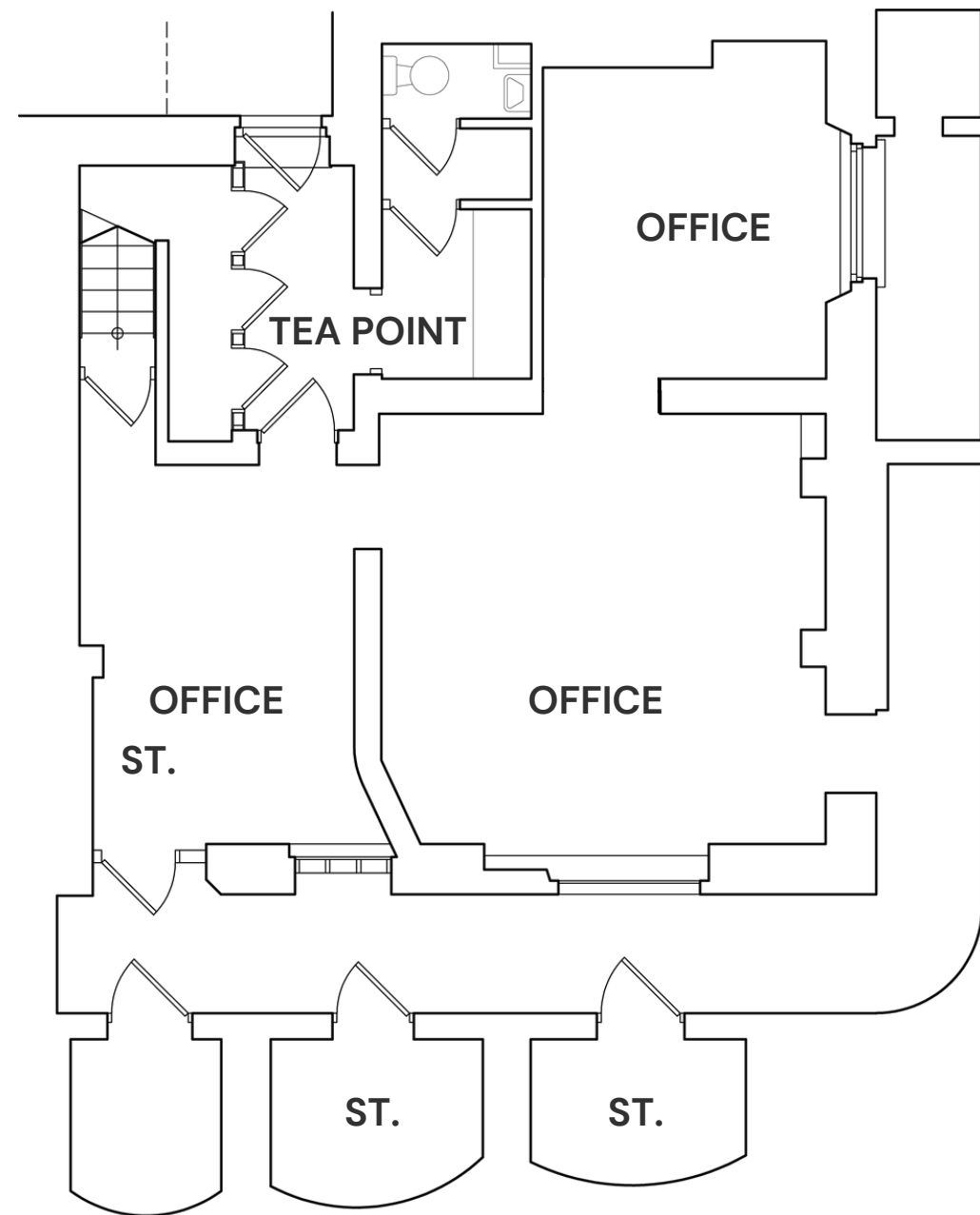
Ground Floor

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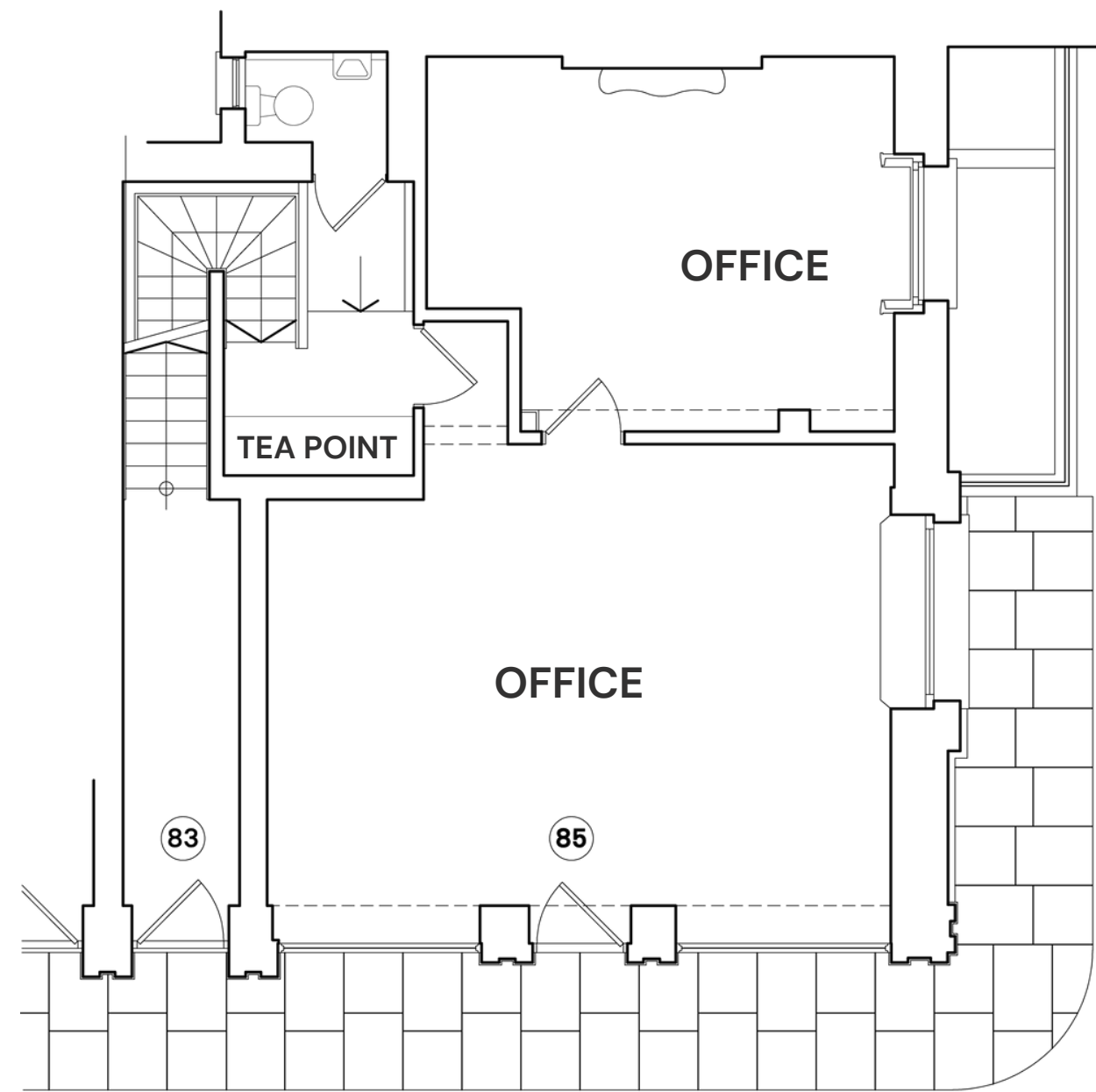


Lower Ground Floor

# FLOOR PLAN



Lower Ground Floor



Ground Floor

Floor	GIA sq.ft.
Lower Ground Floor	730
Ground Floor	645
<b>Total</b>	<b>1,375</b>
<b>Total Storage (LGF)</b>	<b>108</b>

## TENURE

Held on a 99 year Long Leasehold Interest, commencing 20th February 1987, with approximately 63 years unexpired, subject to ground rent.

## SALE

Guiding £795,000

## LETTING

A new effective Full Repairing and Insuring lease contracted outside the Landlord & tenant Act 1954 is available direct from the landlord for a term to be agreed.

Gross rent of approx. £85,000 per annum **inclusive of service charge and estate charge, exclusive of business rates.**

## LEGAL COSTS

Each party is to bear their own legal costs.

## POSSESSION

Upon completion of legal formalities.

## EPC

Available upon request

## VAT

The properties are not elected for VAT.

**Misrepresentation Act 1967.**

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

July 2024

## CONTACT US

### LETTING

**Ben Kushner**  

**Thomas D'arcy**  

**Michael Georgiou**  

### SALE

**Nick Sherling**  

**Damien Field**  

### JOINT AGENTS

**James Light**  

**Mark Nash**  

