

MIXED-USE FREEHOLD
INVESTMENT OPPORTUNITY

**39 Parkway, Camden,
London, NW1 7PN**





Executive Summary

- ① Unbroken Freehold Investment Opportunity
- ① The commercial unit is arranged over basement and ground floors and is let to CUPP C Ltd t/a CUPP Bubble Tea, producing £52,500 pa (LEX 02/09/2032).
- ① The upper parts comprise a four-bedroom maisonette with a rear terrace, currently let on an AST (HMO), producing £49,800 pa (LEX 12/09/2025).
- ① Total Income: £102,300 pa
- ① Located on a prime retail pitch 190m from Camden Town Underground Station.
- ① Offers are invited for the Freehold Interest.

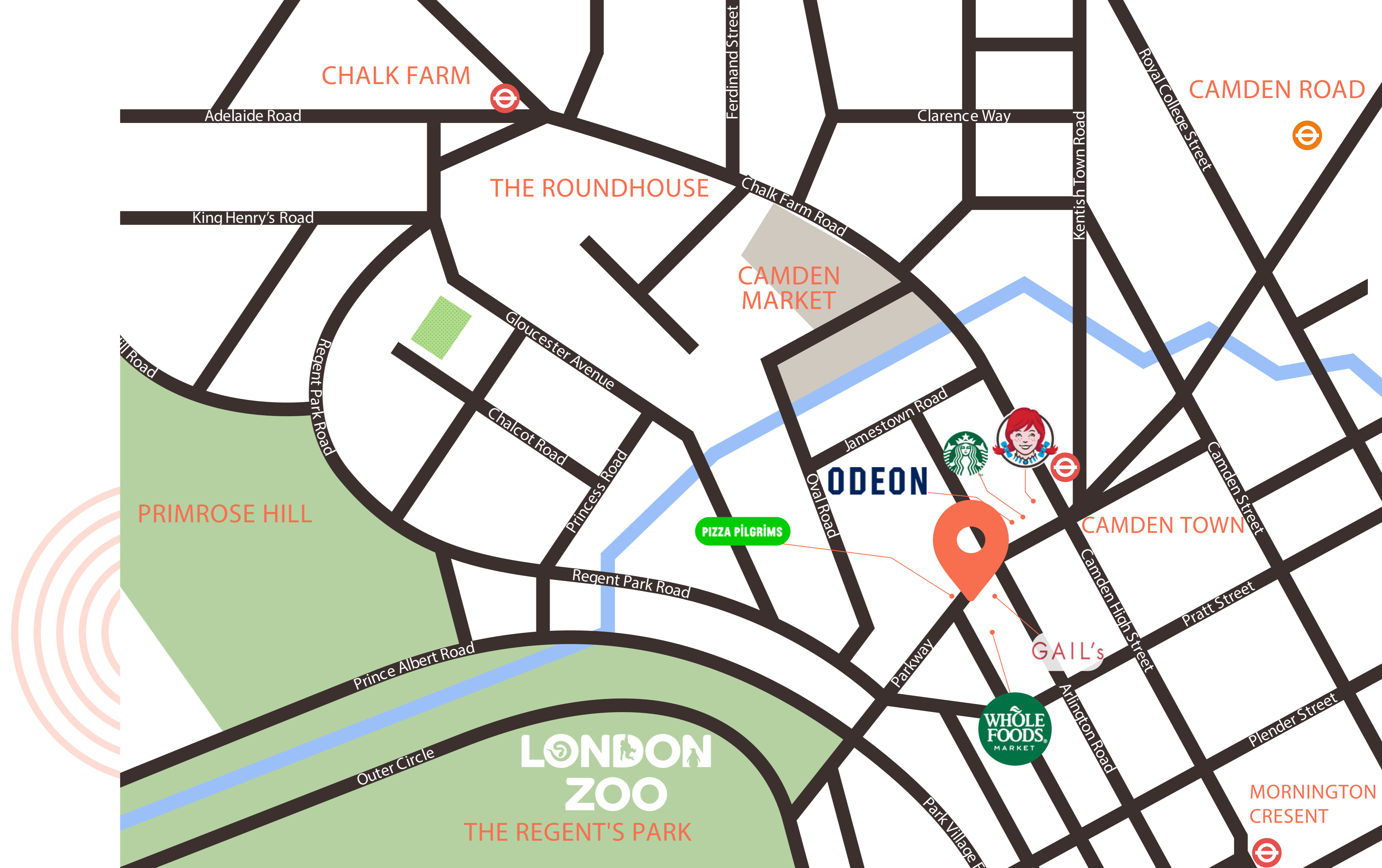


Location

The asset is located on Parkway, Camden Town, close to its junction with Arlington Road, within the London Borough of Camden, strategically located c.1.5 miles north-west of Central London.

Camden Town is world renowned for its eclectic mix of street markets, bespoke shops, leisure and tourist activities. Camden Market (located a 4-minute walk from the property) attracts over 28 million visitors per year.

Parkway specifically boasts numerous established retail, leisure and F&B operators, including: Gail's Bakery, Whole Foods Market, Pizza Pilgrims, Wendy's and Odeon Cinema among many others. Camden also benefits from beautiful parks, open spaces and amenities, including Regents Park, London Zoo and Primrose Hill, all located in close proximity.



Description

The asset is an attractive three-storey terraced period building comprising a retail unit arranged over ground and basement floors, with self-contained residential upper parts on the first and second floors, presented as a four-bedroom, two-bathroom maisonette with a significant balcony/ terrace to the rear.



Parkway

Connectivity

Camden Town Underground Station (Northern Line) is a 2-minute walk away with bus routes also lining Camden High Street. Parkway (A4201) links to the A1, via the A5203, which connects London to the north of England.



Commercial



Commercial



39 Parkway Frontage



Camden High Street

10 minutes
OXFORD CIRCUS

10 minutes
TOTTENHAM COURT ROAD

7 minutes
ANGEL

15 minutes
BOND STREET

21 minutes
LIVERPOOL STREET

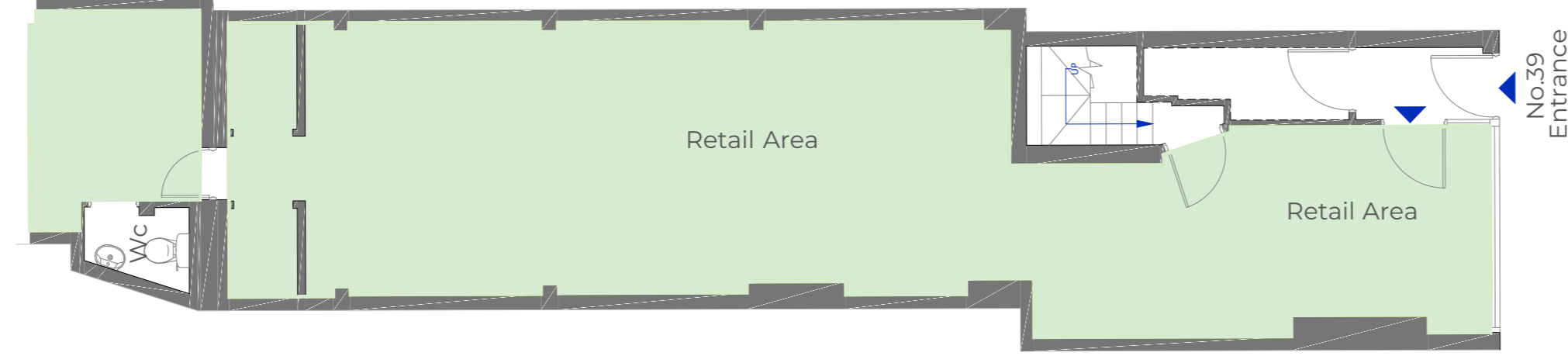
17 minutes
CHARING CROSS

16 minutes
COVENT GARDEN

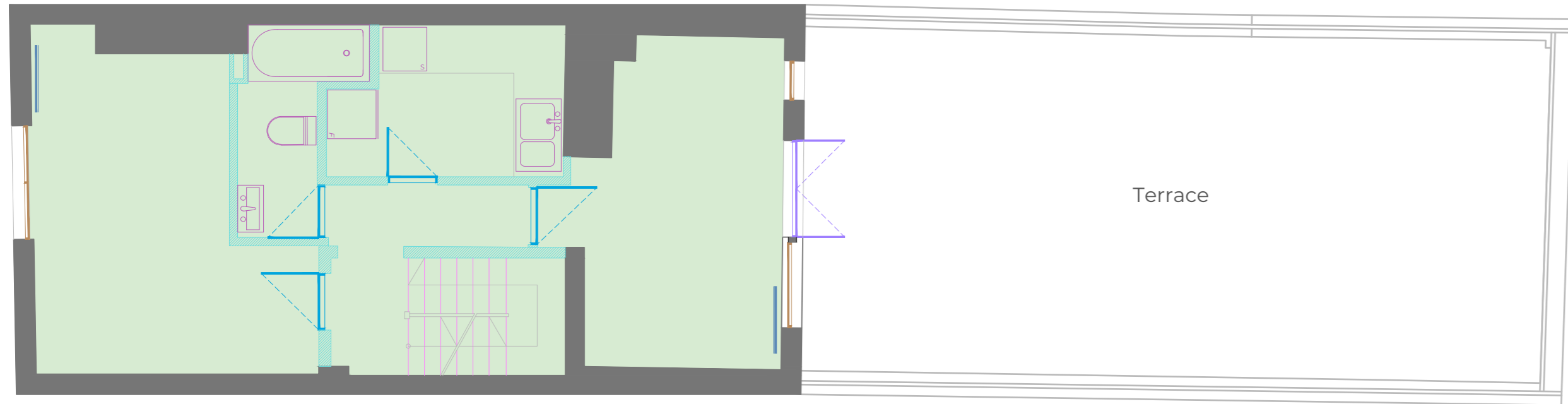
Floor Plans



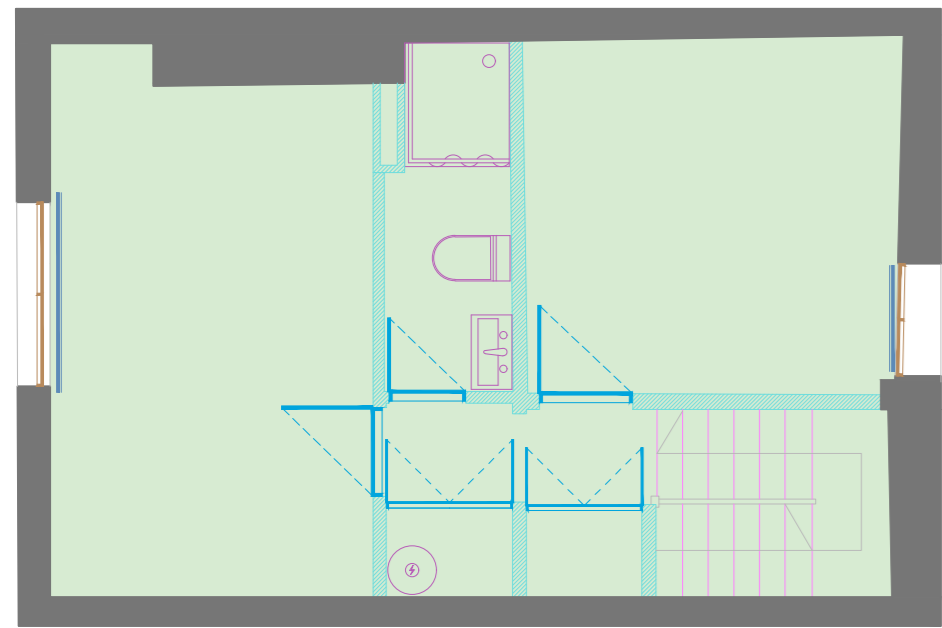
Basement



Ground Floor



First Level



Second Level

Accomodation

Floor	Flor Area (sqm)	Floor Area (sqft)
Basement	27.7	298
Ground	71.2	766
Commercial Total (NIA)	98.9	1064
Ground	3.4	37
First Floor	37.4	403
Second Floor	27.9	300
Residential Total (GIA)	68.7	740
Other (first Floor Terrace)	38.9	419
Building Total	206.5	2223



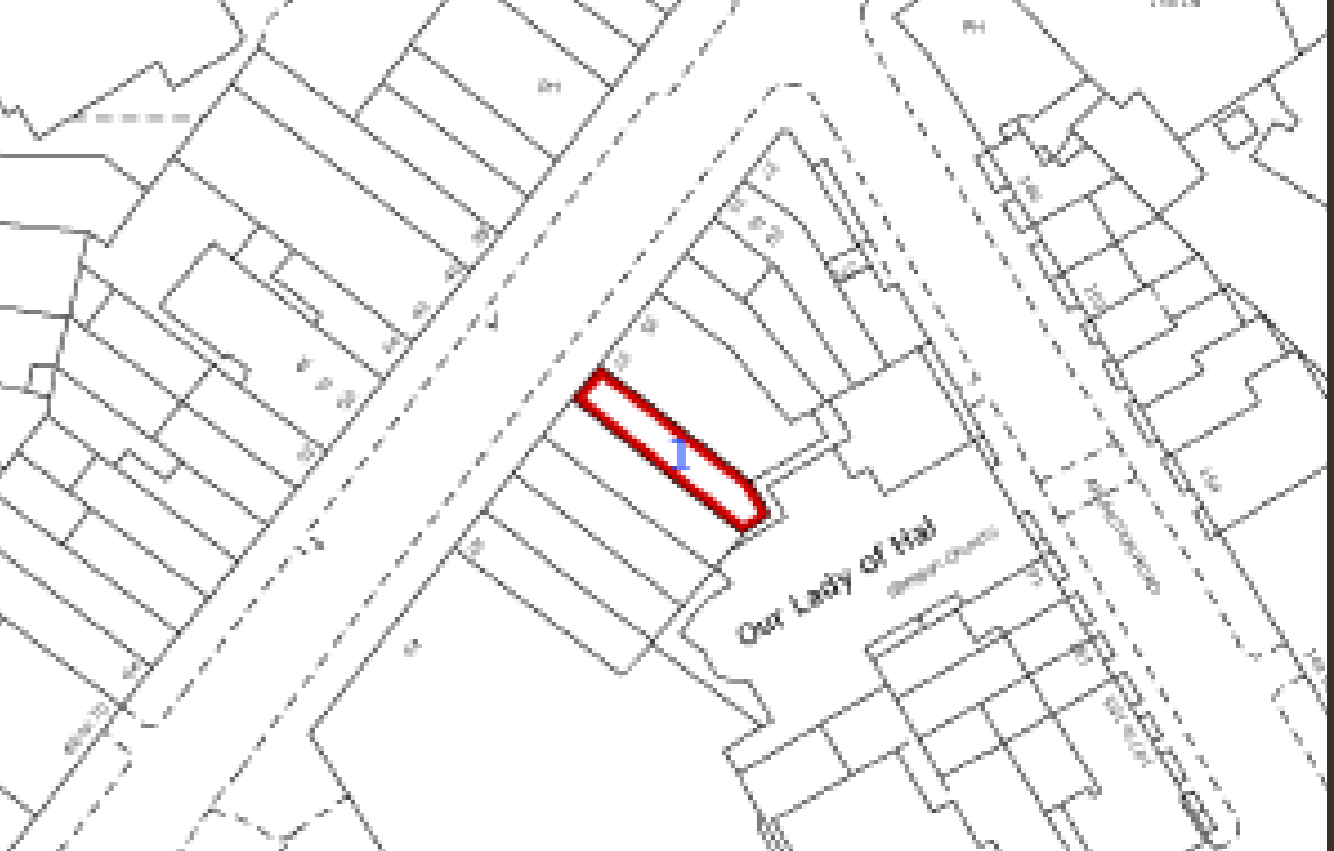
Tenancy

Tenant	Accomodation	Lease Start Date	Lease Expiry Date	Lease Break Option	Passing Rent (pa)	Comment
CUPP C Limited	Ground & Basement Floors	02/10/2022	02/09/2032	02/09/2027	£52,500	5th year rent review (2027) FRI Lease Outside the 1954 Act
Private AST	First & Second Floors	09/13/2023	09/12/2032	09/12/2024	£49,800	Rent deposit of £4,788.45 held

Total: £102,300 pa

The above information has been provided by the vendor for indicative purposes and is not to be relied upon. All interested parties are encouraged to make their own enquiries.

Tenure



The asset is held Freehold, under Title Number: 219644

Further Details

Offers are invited for the benefit of the Freehold Interest

PRICE

Upon Application

VAT

TBC

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

EPCs

Available Upon Request

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 no way guaranteed.

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