

# 13 BRECKNOCK ROAD

LONDON, N7 0BL

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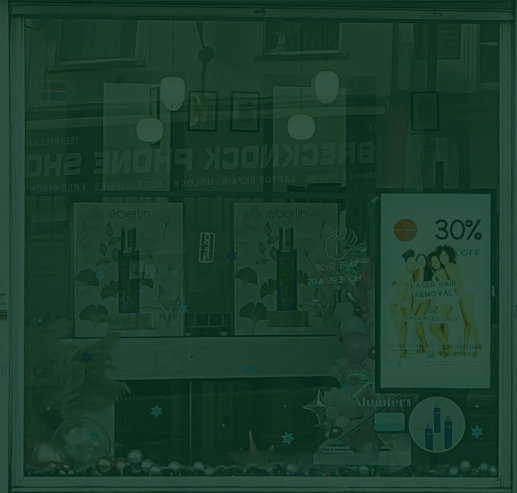
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# FOR SALE

## Attractive Income Producing Freehold Investment Located on Prominent Brecknock Road

### Key Features

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- Freehold
- Large Shop Frontage
- Prominently Located
- Potential For Alternative Uses
- Established Tenant
- Income Producing
- Attractive Yield
- Arranged Over Ground and Lower Ground Floors

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## Description

An opportunity to acquire a freehold retail property in a sought-after location on Brecknock Road. This income-producing asset is securely let to a reliable tenant.

Positioned in a vibrant area with strong footfall, close to Kentish Town and Tufnell Park, this property benefits from excellent transport links and a thriving local community.

## Location

Brecknock Road in N7 is a fantastic spot that perfectly blends charm and convenience. Nestled between Tufnell Park and Kentish Town, it's close to great transport links like Tufnell Park Station (Northern Line) and plenty of bus routes, making it easy to get around. The area has a friendly community vibe, with lovely Victorian homes, independent cafes, gastropubs, and shops right on your doorstep.

## Ground Rents

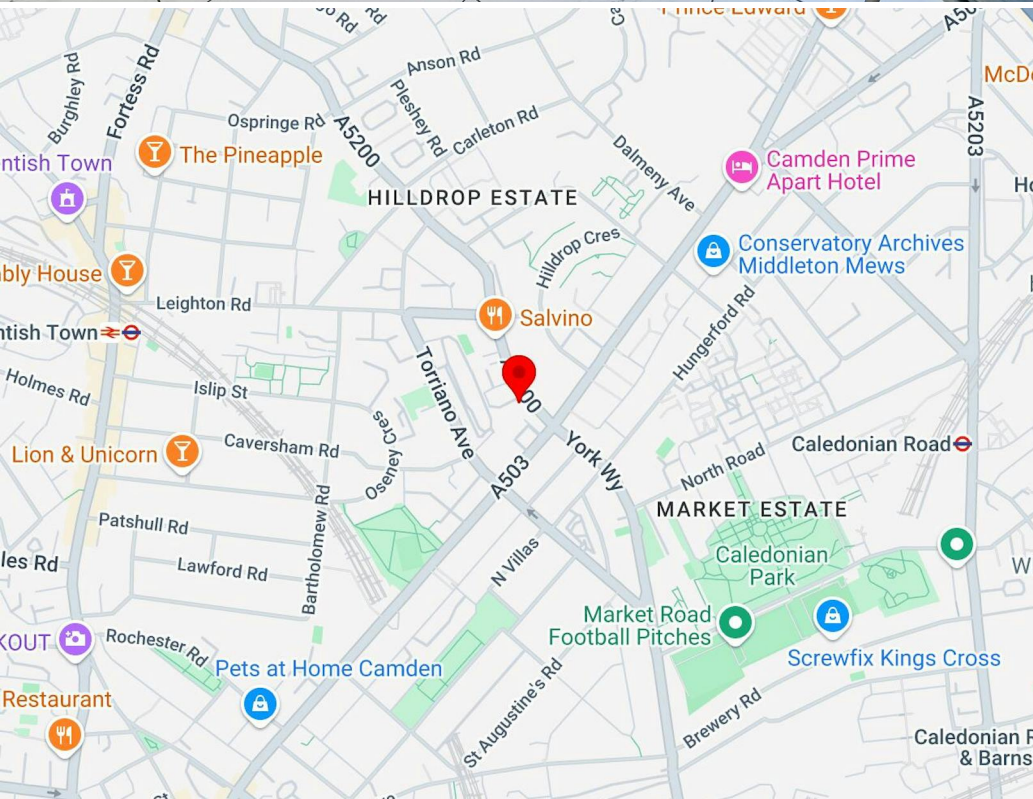
There are 3 flats above sold off on 250 years leases from October 2015. The ground rents are as follow:

- Flat 1: £400 per annum
- Flat 2: £500 per annum
- Flat 3: £500 per annum
- Total: £1,400 per annum

## Lease

The property is leased to Camden Skincare Ltd for a term commencing 20th December 2022, and ending on 4th January 2029. The lease is excluded from the provisions of the 1954 Landlord and Tenant Act.

The current passing rent is £25,000 per annum, with the lease secured by a personal guarantor. There is an outstanding rent review from January 2024.







# Availability

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**Price** £365,000

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**Rates** On application

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**Service Charge** On application

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**VAT** Applicable

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**EPC** D (77)

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# Contact

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