

155-157 QUEENS CRESCENT

KENTISH TOWN, NW5 4EA

FOREST
REAL ESTATE

QUEENS
CRESCENT

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FOR SALE

1,654 SQ FT

Attractive Income Producing Investment

Key Features

- Virtual Freehold
- End of Terrace Building
- EPC Rating C
- Corner Frontage
- Income Producing
- Use Class E
- No VAT Applicable
- Freehold Available by Negotiation

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Description

An opportunity to acquire a virtual freehold retail property in a busy location on Queens Crescent. The property is mostly open plan with excellent natural light, a kitchen / break out room to the rear and WCs.

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

Queens Crescent in NW5 is a bustling and vibrant area known for its rich history and community spirit. Located between the neighbourhoods of Kentish Town and Gospel Oak, this charming crescent is home to a mix of independent shops, cafes, and restaurants, offering a taste of local life with a modern twist.

Queens Crescent is particularly famous for its lively street market, one of the oldest in London. Held twice a week, the market is a hub for fresh produce, household items, and unique finds, creating a bustling atmosphere that draws locals and visitors alike.

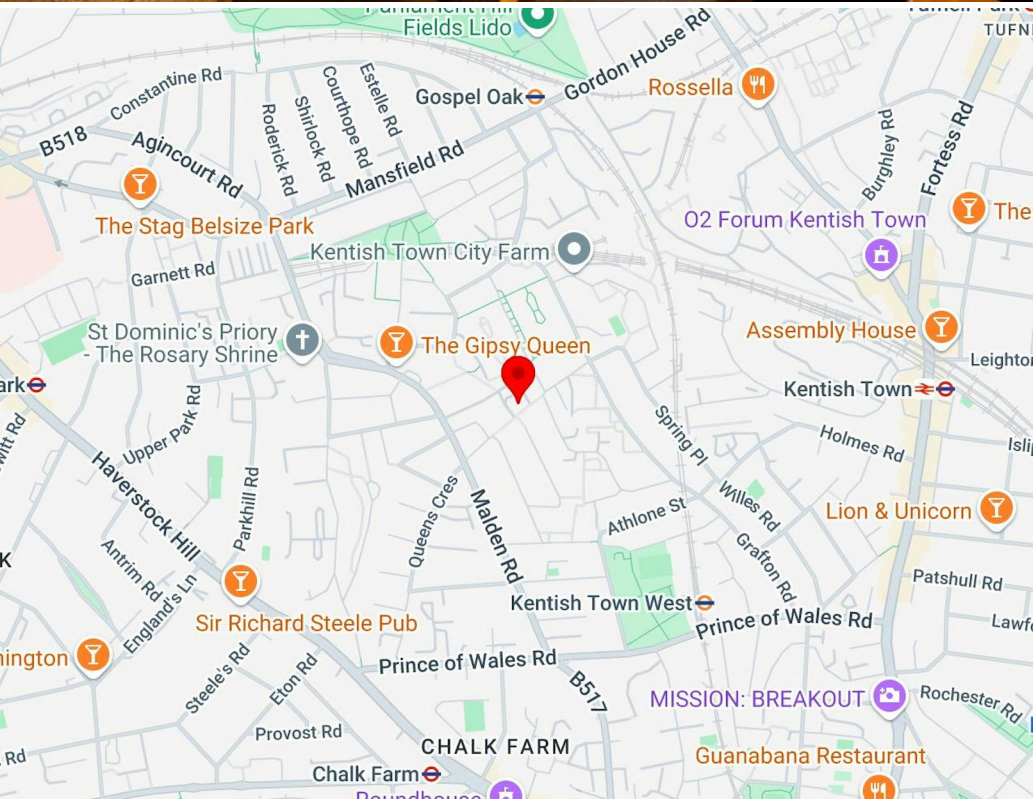
The area boasts excellent transport links, making it accessible for commuters and explorers. With nearby green spaces like Hampstead Heath and Parliament Hill just a short stroll away.

Lease

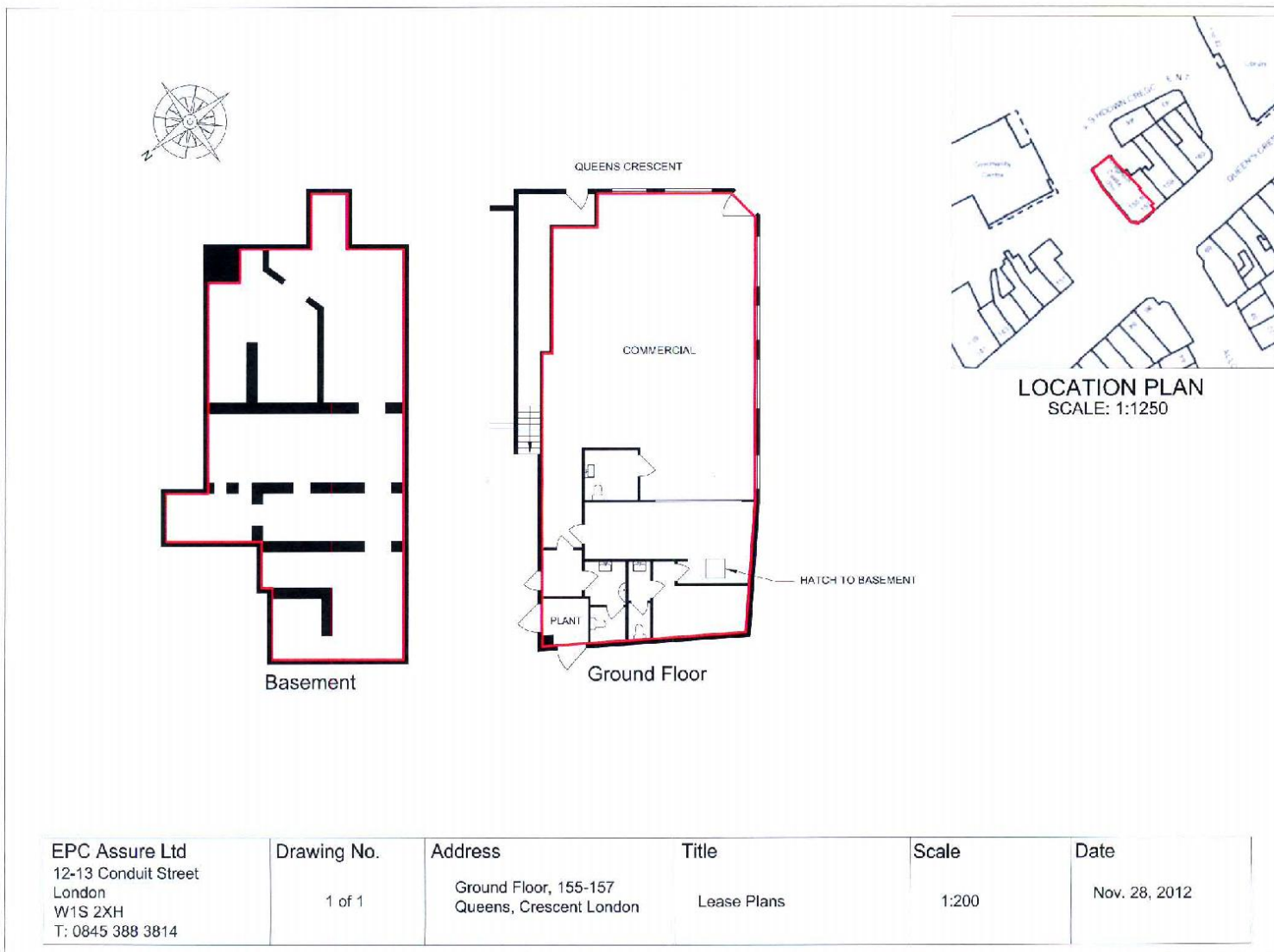
The property is leased to the gaming company Rogues Quarter Limited under a term beginning on 1st May 2020, and ending on 30th April 2030. The lease is exempt from the provisions of the 1954 Landlord and Tenant Act.

A rent review is scheduled for May 1, 2025. The tenant has an option to determine the lease on 1st November 2025, providing 6 months prior written notice.

The current passing rent is £30,000 per annum, with a rent deposit of £9,000 held.







Availability

Price £420,000

Rates N/A

Service Charge N/A

VAT Not applicable

EPC C (56)

Contact

Zach Forest

020 3370 4470 | 07890 209 397

zach@forestrealestate.co.uk

Cormac Sears

020 3355 1555 | 07788 235 185

cormac@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN

020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA

020 3355 1555

Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP

01923 911 007

www.forestrealestate.co.uk

info@forestrealestate.co.uk

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