

10 CAMPDALE ROAD

LONDON

Mixed Use Freehold  
Opportunity for Sale



LDG

Guiding price of 1.85m



10 CAMPDALE ROAD





## DESCRIPTION

The property comprises a well-located corner building arranged over lower ground, ground and three upper floors beneath a mansard roof. Internally the property is arranged to provide a ground floor retail unit, three self-contained studio flats and six bedsitting rooms above with the residential element having its own access via Mercers Road.

Opportunity to reconfigure the floors and extend at first floor rear subject to the necessary planning permissions and increase the specification to increase rents.

The property is located on the east side of Campdale Road at its junction with Mercers Road. Budgens Store, Central Newsagents and Tufnell Park Tavern are located on Campdale Road. Further shops and amenities are available along Fortress Road (A400). Tufnell Park Underground Station (Northern Line) is located approximately 5 minutes' walk away (0.3 miles) and Kentish Town Rail Station is located approximately 0.8 miles to the south-west. Tufnell Park Road provides access to the A400, which provides access to the A1 and in turn the A1(M) and M25 Motorway. Tufnell Park is opposite the property. The open spaces of Hampstead Heath are also close by.

## HIGHLIGHTS

- Class E use / HMO Freehold building
- Current Yield 7.1%
- Opposite the green spaces of Tufnell Park Playing fields
- Attractive tree lined road on Mercers Road
- Potential for reconfiguration of the residential unit, subject to obtaining necessary consents
- Potential to extend at first floor rear subject to planning permissions
- Current passing rent, £131,885.00 per annum

## SIZE

NIA 1964 SQFT

## PRICE

£1,850,000

There is an option to purchase as a clean SPV for significant SDLT savings.

## VAT

There is no VAT payable on the price

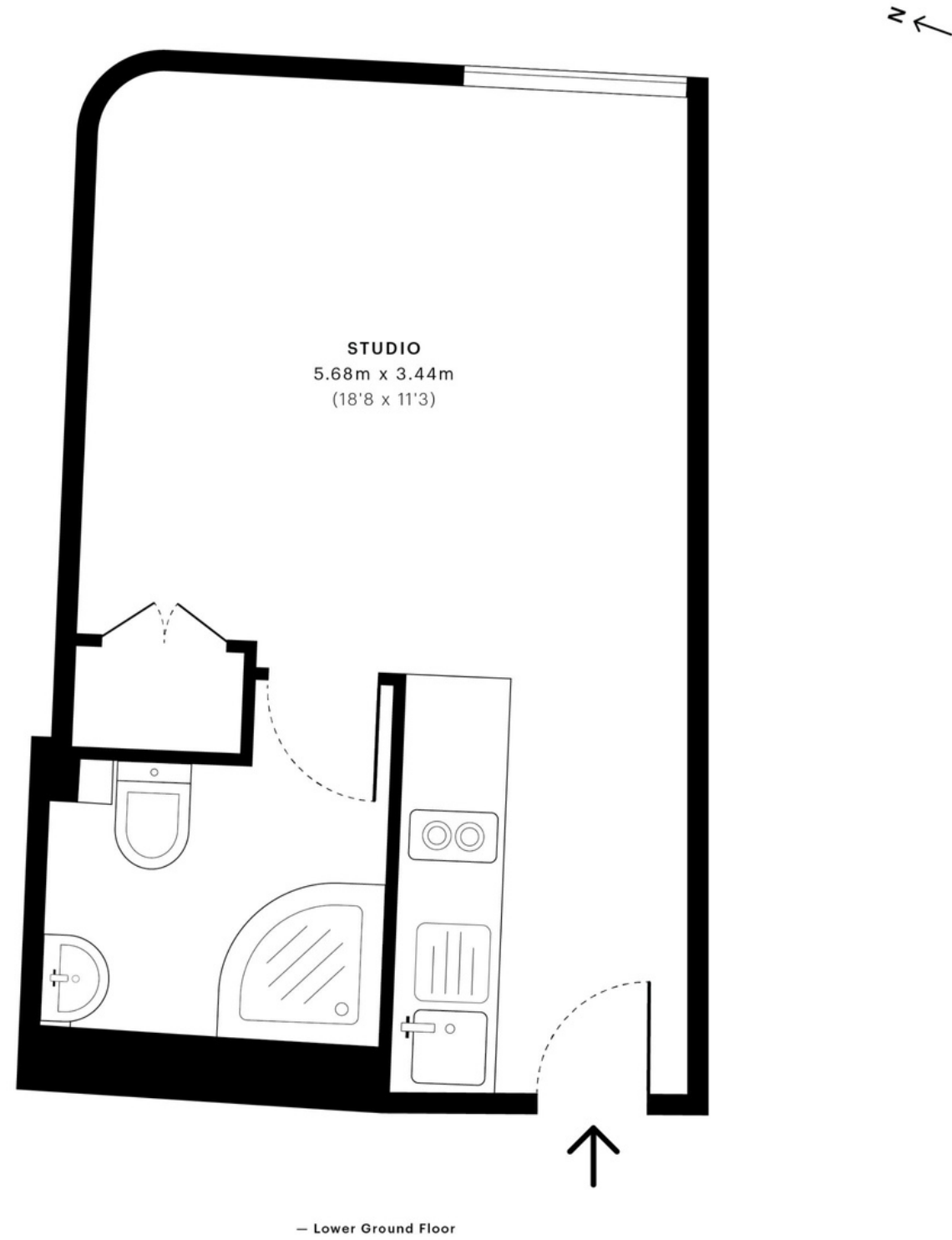
## LEGAL COSTS

Each party is responsible for their own legal costs.

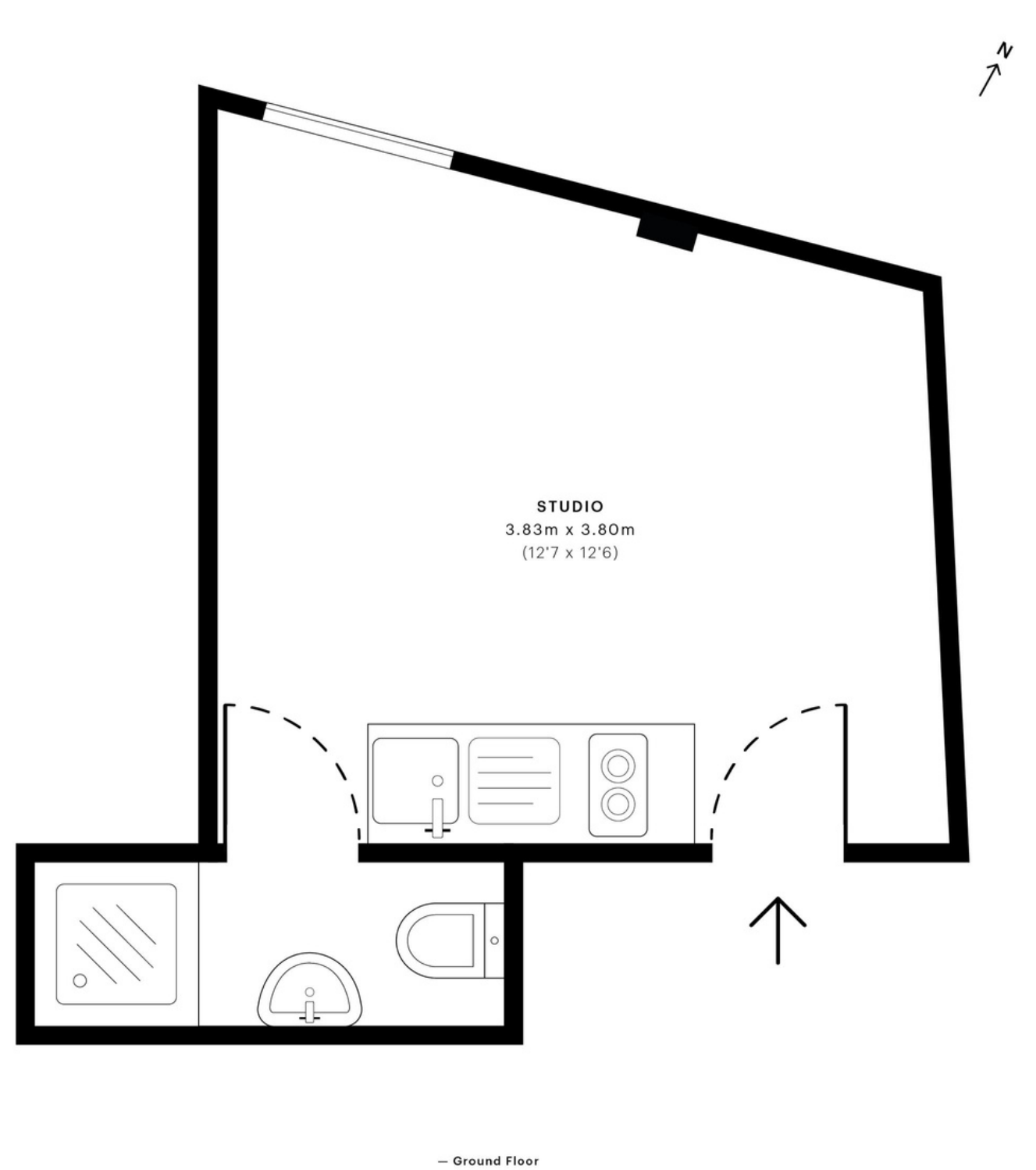


Unit No.	Floor	SQM	SQFT	Rent PCM (£)	Rent PA (£)	AST start	AST expiry	Note
<b>Commercial - Shop</b>	Ground	25	273	£1,200.00	£14,400.00	26/07/2021	25/07/2026	
<b>Studio 1</b>	Basement	33	351	£1,300.00	£15,600.00	01/05/2022	30/04/2023	Holding over
<b>Studio 2, Flat 1</b>	Ground	20	210	£1,175.00	£14,100.00	01/08/2023	31/07/2024	
<b>Studio 3, Flat 1a</b>	Ground	15	158	£1,350.00	£16,200.00	07/08/2023	06/08/2024	
<b>Room 2</b>	First	16	172	£1,125.00	£12,000.00	15/01/2024	14/01/2025	
<b>Room 3</b>	First	14	151	£1,125.00	£13,500.00	16/02/2023	15/02/2024	
<b>Room 4</b>	Second	16	172	£1,125.00	£13,500.00	04/07/2023	03/07/2024	
<b>Room 5</b>	Second	14	151	£950.00	£11,400.00	21/02/2023	20/02/2024	
<b>Room 6</b>	Third	16	172	£830.00	£9,960.00	01/12/2019	30/11/2021	Holding over
<b>Room 7</b>	Third	13.5	145	£925.00	£11,100.00	10/02/2022	09/02/2024	
<b>Total</b>		182.5	1964	11,105.00	131,885			

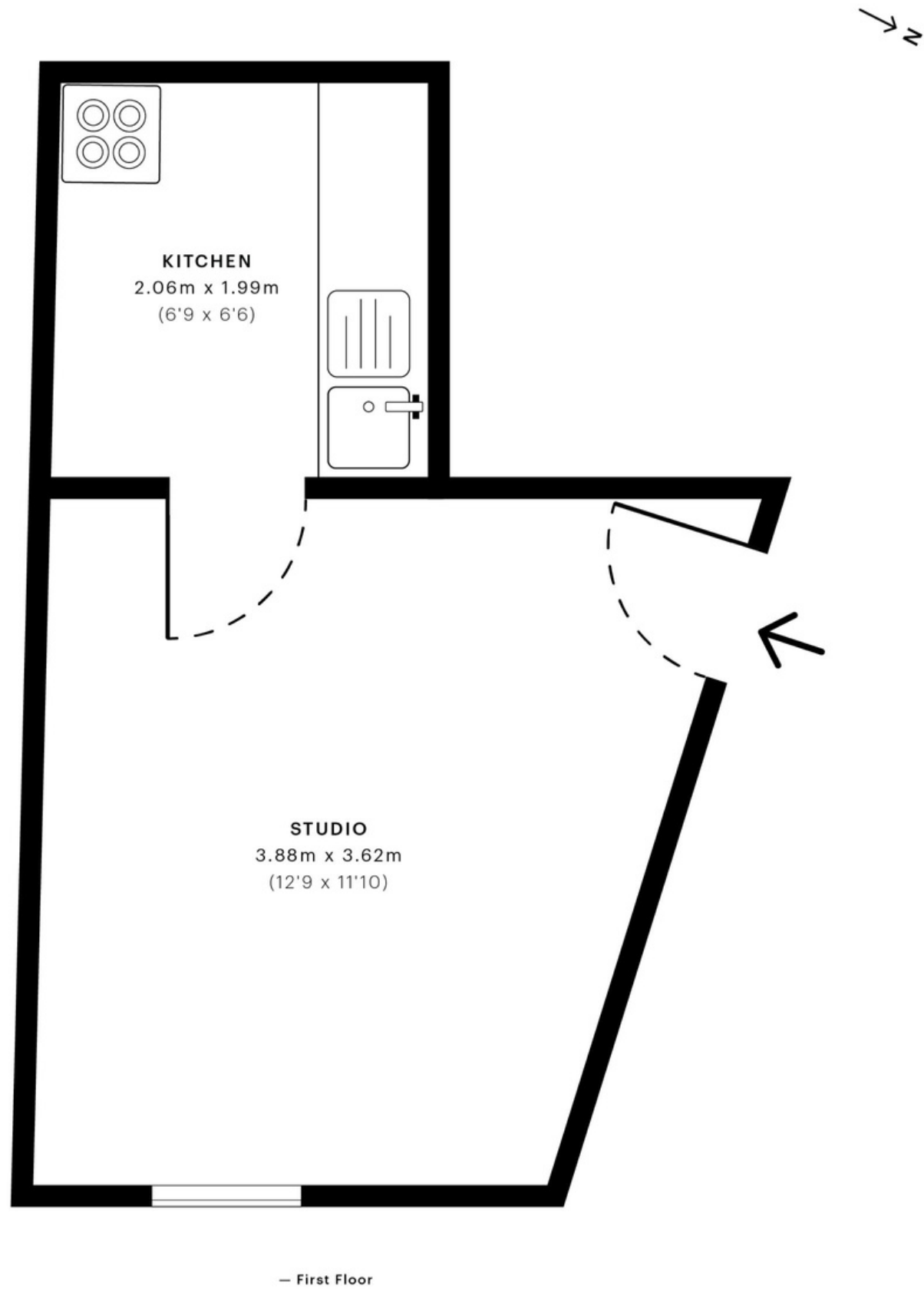
Floorplan



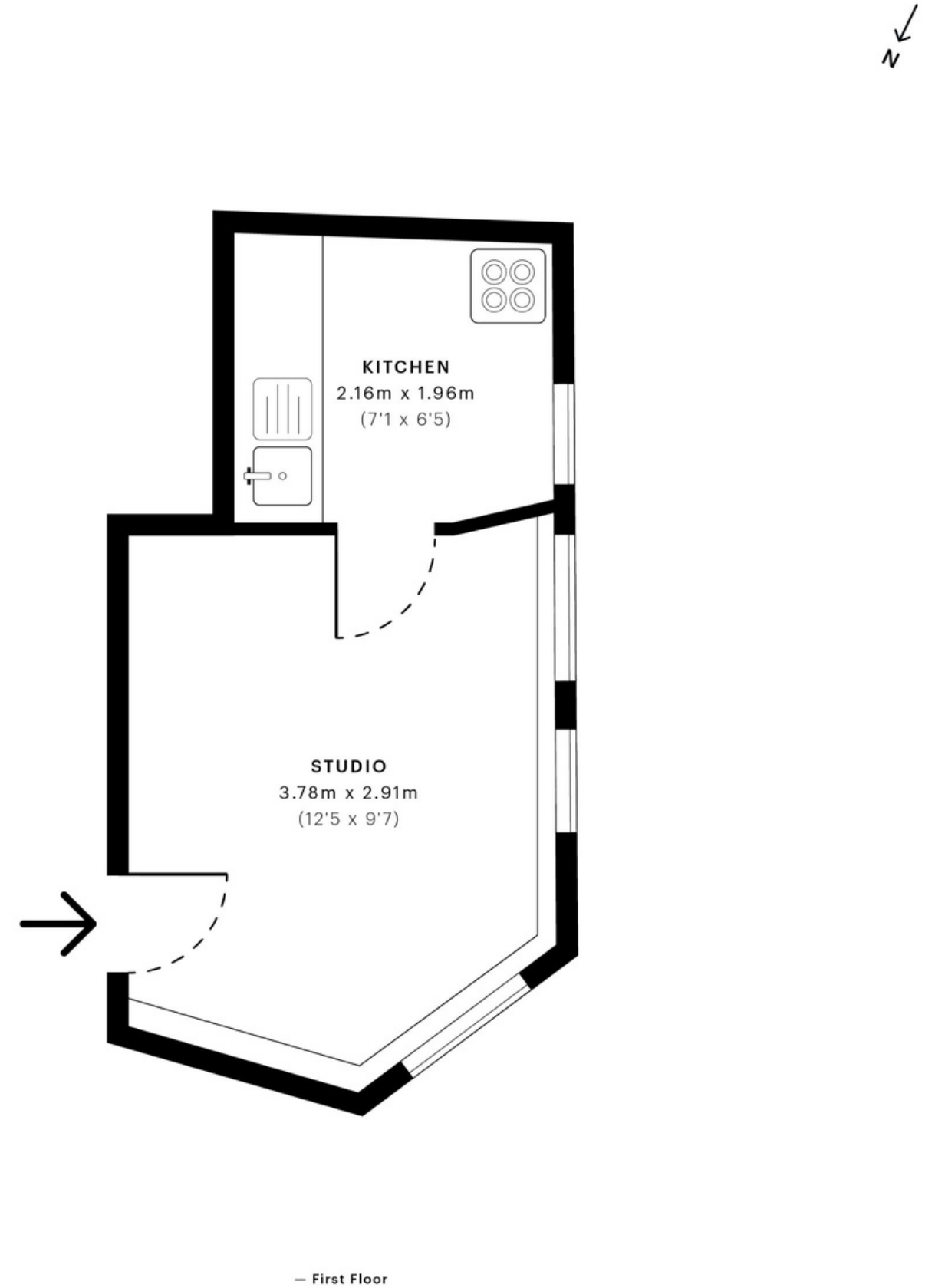
Flat 1



Flat 1A

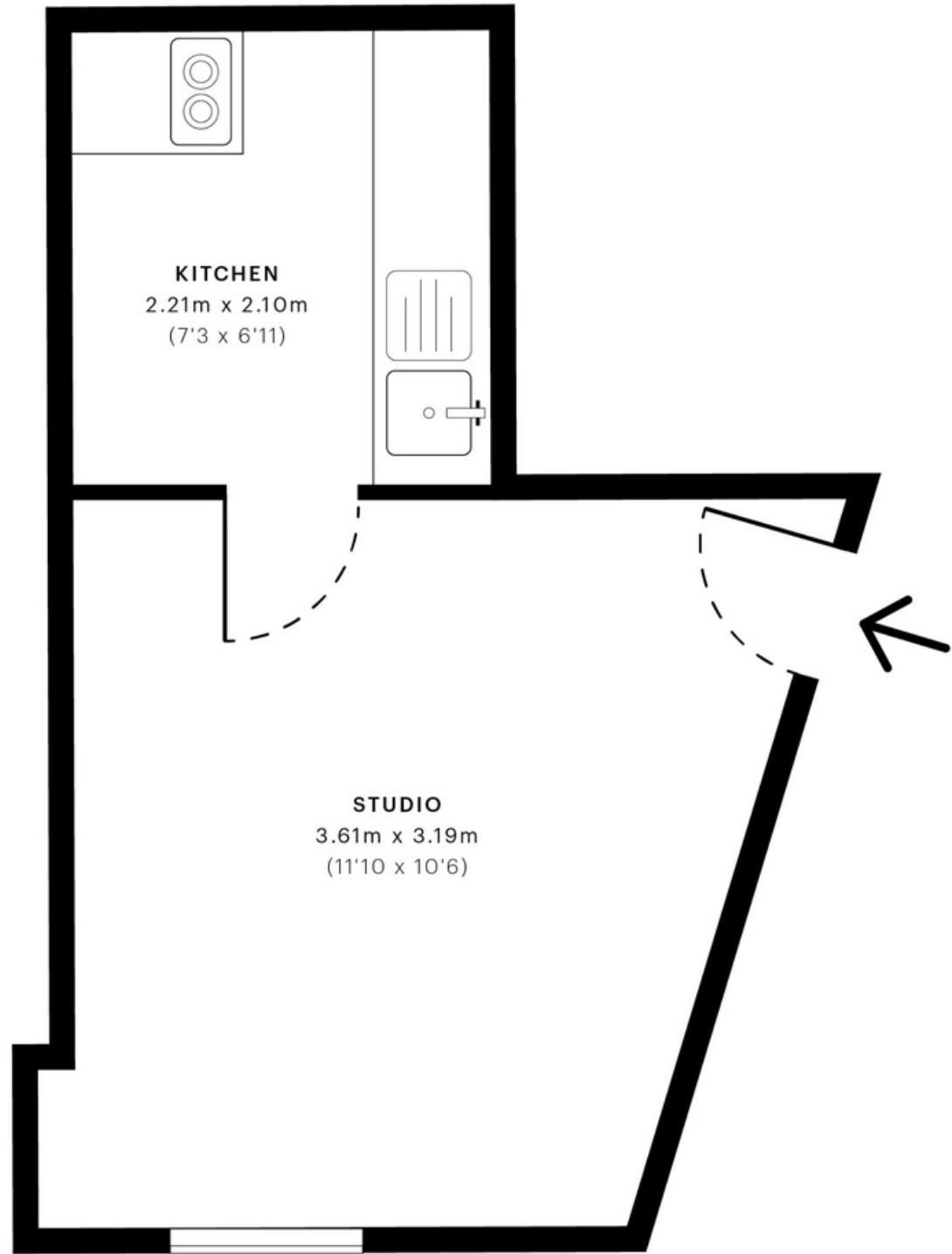


Flat 2



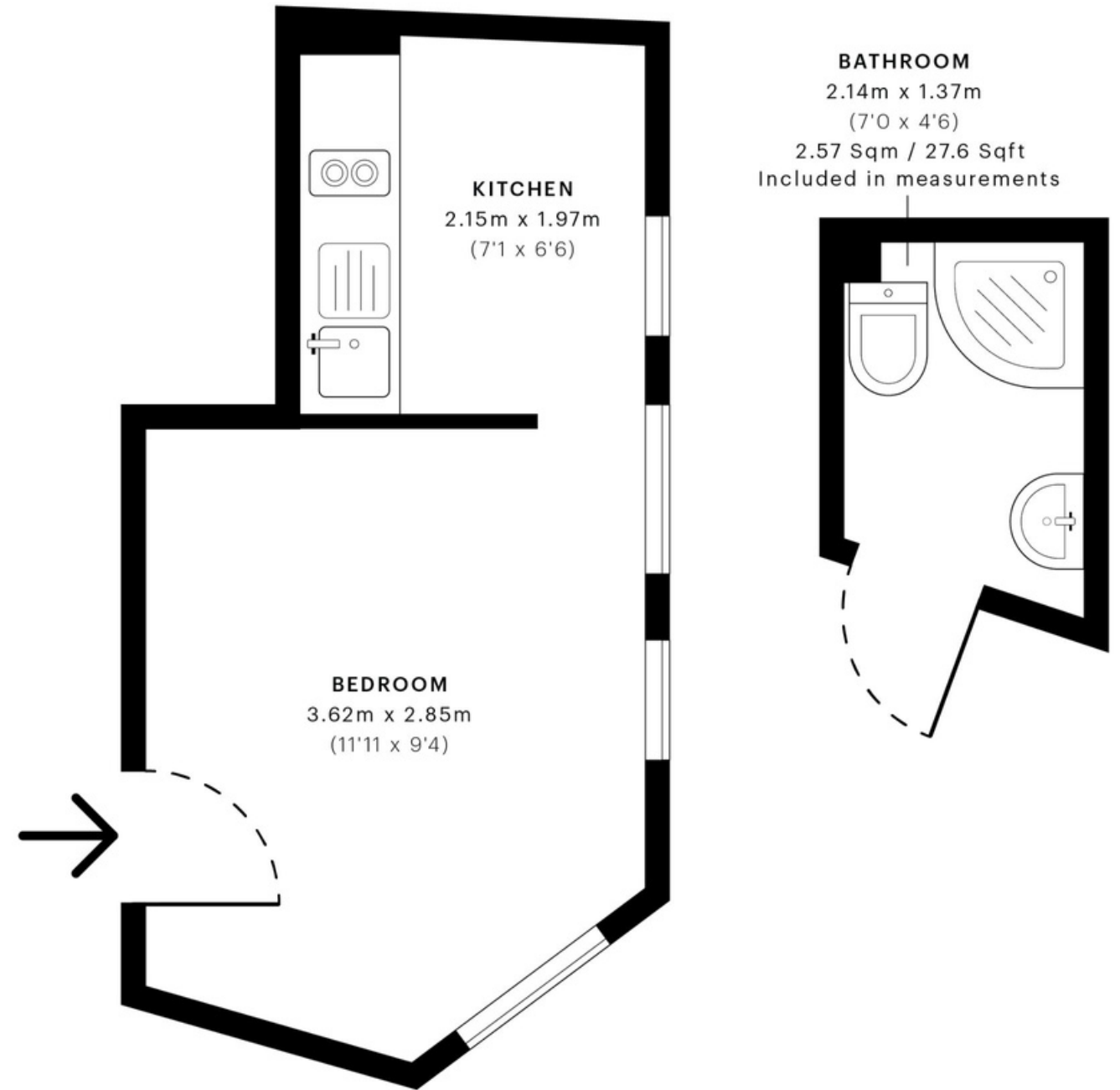
Flat 3





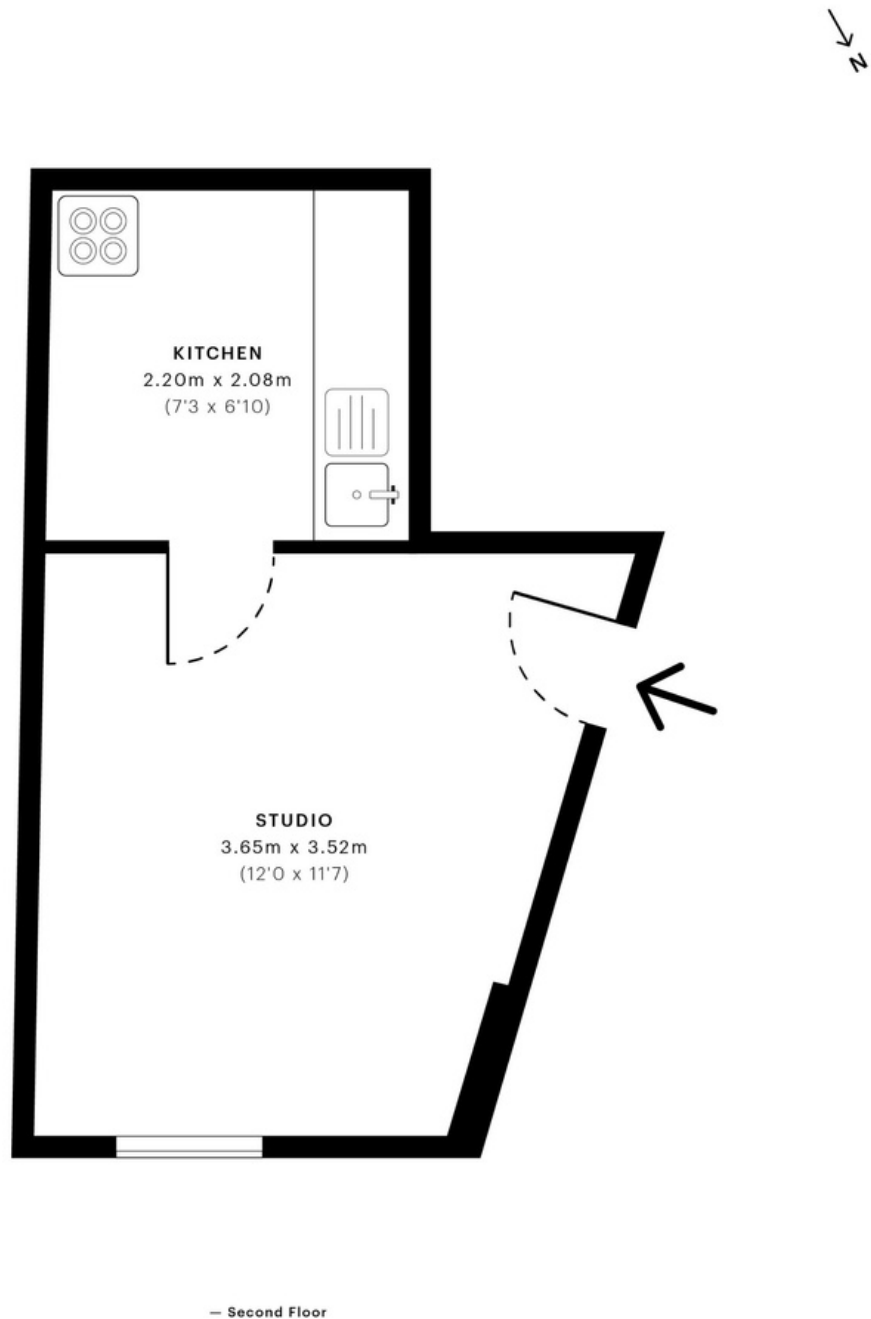
— Second Floor

Flat 4

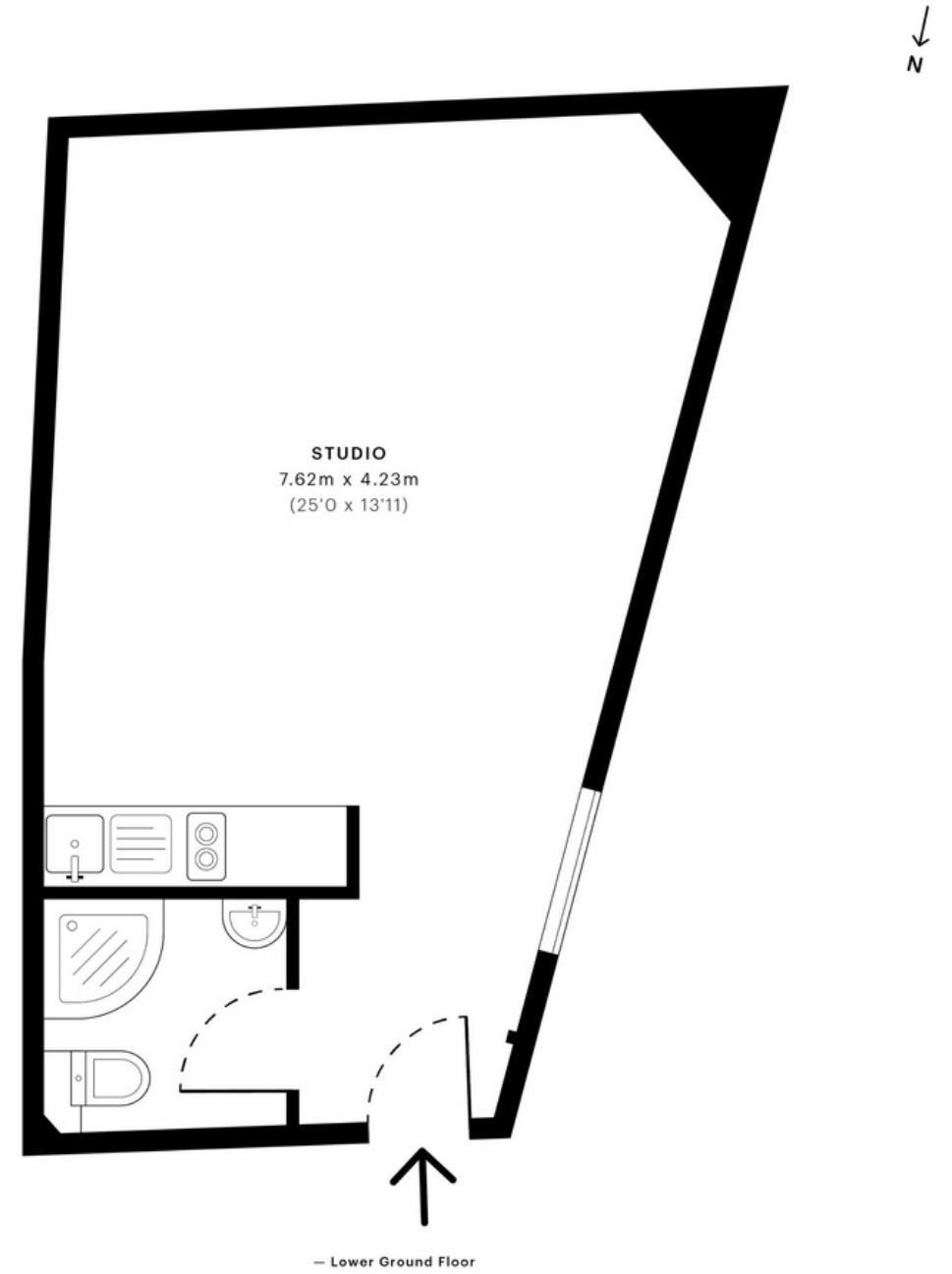


— Second Floor

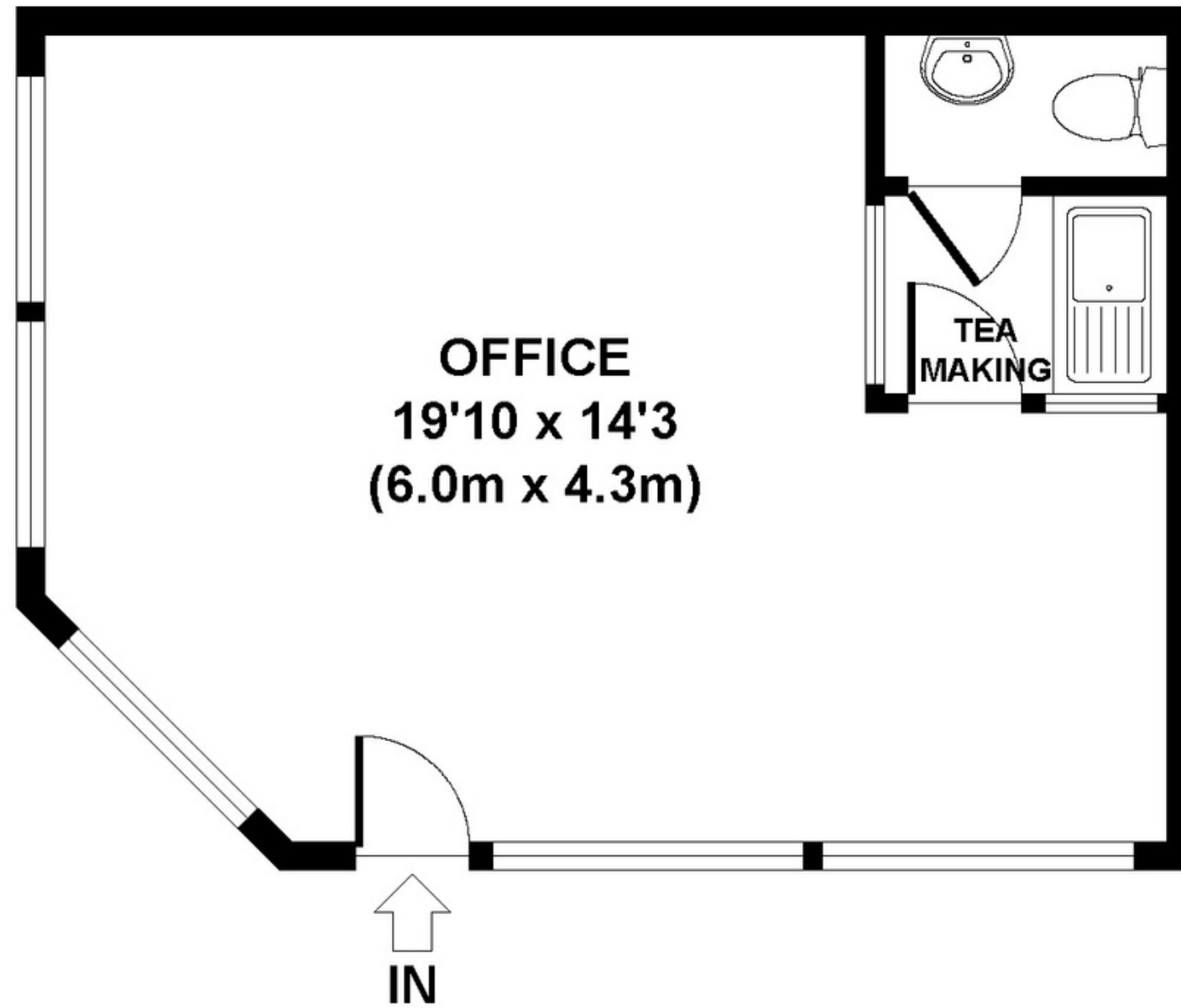
Flat 5



Flat 6



Lower Ground



Ground Floor

Ready to talk?



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