

GROUND FLOOR TAKE-AWAY + 4 BEDROOM FLAT
FREEHOLD INVESTMENT FOR SALE

1,878 Sq Ft (174.50 Sq M)

6 DARTMOUTH PARK HILL, TUFNELL PARK, LONDON NW5 1HL



LOCATION: This property is ideally situated on Dartmouth Park Hill, near its junction with Fortess Road and Junction Road in the affluent area of Tufnell Park. Tufnell Park is known for its desirable residential character and vibrant community atmosphere. The property benefits from its convenient proximity to Acland Burghley, a highly regarded and popular school in the area, located directly opposite. With a 2-minute walk to Tufnell Park Underground Station (Northern Line) and an abundance of amenities nearby, this property presents an excellent opportunity for both residents and businesses.

DESCRIPTION: Ground floor take-away premises with a well-maintained 4-bedroom flat spanning 3 floors. The flat is in excellent condition and the take-away has a rear extension for additional storage.

66-70 Parkway, London NW1 7AH

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ALL AREAS ARE APPROXIMATE:

Commercial

Ground Floor – Sales	468 Sq Ft	(43.50 Sq M)
Ground Floor – Ancillary	350 Sq Ft	(32.50 Sq M)
<u>Total (Commercial)</u>	<u>818 Sq Ft</u>	<u>(76.00 Sq M)</u>

Residential

First Floor	468 Sq Ft	(43.50 Sq M)
Second Floor	420 Sq Ft	(39.00 Sq M)
Third Floor / Loft	172 Sq Ft	(16.00 Sq M)
<u>Total (Residential)</u>	<u>1,060 Sq Ft</u>	<u>(98.50 Sq M)</u>

TOTAL AREA **1,878 Sq Ft (174.50 Sq M)**

ACCOMMODATION:

Commercial:

Currently let to **Well Street Pizza Company t/a Yard Sale Pizza (Company No. 08480117)**, on a Full Repairing and Insuring Lease for a term of **20 years from 8th December 2023**, subject to **5 yearly, open market, upward only rent reviews and tenant-only break option at the end of the 10th year** and at a rental of **£30,000 per annum exclusive**.

Residential:

Currently owner occupied.

Estimated rental income: circa **£39,000 per annum**

TOTAL INCOME (actual + estimated) = £69,000 per annum

Disclaimer: The estimated residential income above is given for informational purposes only and should not be construed as a formal valuation. Prospective buyers are advised to conduct their own independent assessments and due diligence regarding the rental income and other relevant factors.

PRICE: **£1,300,000**

LEGAL COSTS: Each party to bear their own legal costs.

IDENTIFICATION: In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful Purchaser.

VIEWING: Strictly by appointment through SOLE agents; Christo & Co.

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SUBJECT TO CONTRACT

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