



**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 Fortress 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

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

**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 8<sup>th</sup> December 2023**, subject to **5 yearly, open market, upward only rent reviews and tenant-only break option at the end of the 10<sup>th</sup> 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.

**CONTACT:** Mert Seyhan  
020 7482 1203 / 07506 732734 / [mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

**SUBJECT TO CONTRACT**

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

# COMMERCIAL

## Property Particulars



66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

### NOTICE RELATING TO THE PROPERTY MISDESCRIPTIONS ACT

Christo as agent and for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Christo, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) Date of Publication: March 2006