



243 Royal College Street

Camden, London, NW1 9LT

Prime Mixed Use Development Opportunity.

1,956 sq ft
(181.72 sq m)

- For Sale by order of the Executors.
- Potential for redevelopment.
- Gross Internal Area of 1,956 sq ft (182 sq m).
- Large garden with rear access.
- Full vacant possession.

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Summary

Available Size	1,956 sq ft
Price	£900,000
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:-

Name	sq ft	sq m	Availability
Basement - Commercial space	491	45.62	Available
Ground - Commercial space	505	46.92	Available
1st - Residential space	480	44.59	Available
2nd - Residential space	480	44.59	Available
Total	1,956	181.72	

Description

This is a rare opportunity to acquire an unbroken freehold on this landmark parade in the heart of Camden Town. Arranged across four floors and benefitting from a large garden with rear access, there is significant potential to explore a reconfiguration of the upper floors alongside a mansard roof extension as has been demonstrated by the adjoining property. In addition, there is potential to explore a Residential (C3) conversion of the Ground & Basement levels of the property (STPP).

The upper accommodation is currently separated into a 5 letting rooms and is presented in good condition having been well maintained by the current ownership. The basement level additionally benefits from a full commercial kitchen with natural light from the rear.

Location

Located a short walk to the centre of Camden Town offering a wealth of shops and eateries including Pret a Manger, Blank Street Coffee, Boots & Wasabi. The Regents Canal is within a close proximity as well as transport links from both Camden Town (Northern Line) and Camden Road (Overground). The area has seen significant investment in recent years and has become one of the most desirable amongst London's central hubs.

Terms

Title and Tenure: The Freehold Interest is offered for sale subject to the occupying tenancies. Title Number: 240709.

Rateable Value: £12,500. Interested parties are advised to make their own enquiries with the Local Authority (Camden Council).

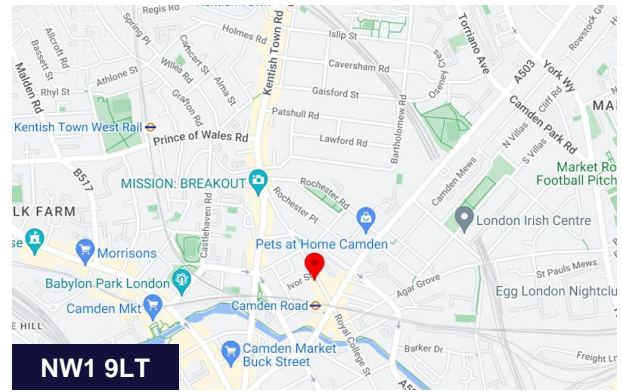
Method of Sale: The building will be sold by way of Private Treaty.

VAT: Not applicable.

Viewings: Strictly through joint agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

EPC: Available on request.

'Guide Price': £900,000 for the freehold interest, subject to contract.



Viewing & Further Information



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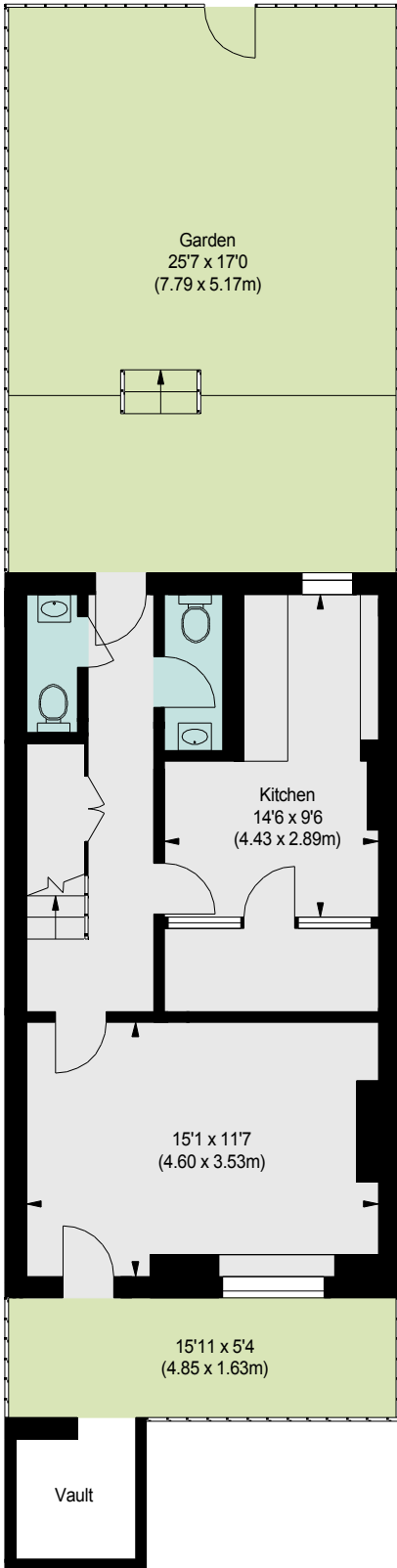
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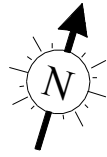
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/06/2024

ROYAL COLLEGE STREET, NW1

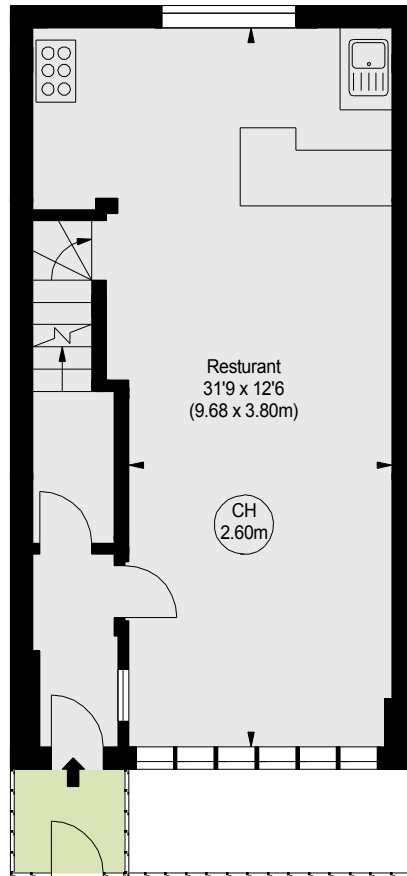
Approximate gross internal area
 Commercial: 996 sq ft / 92.60 sq m
 Residential: 960 sq ft / 89.20 sq m
 Total: 1956 sq ft / 181.71 sq m



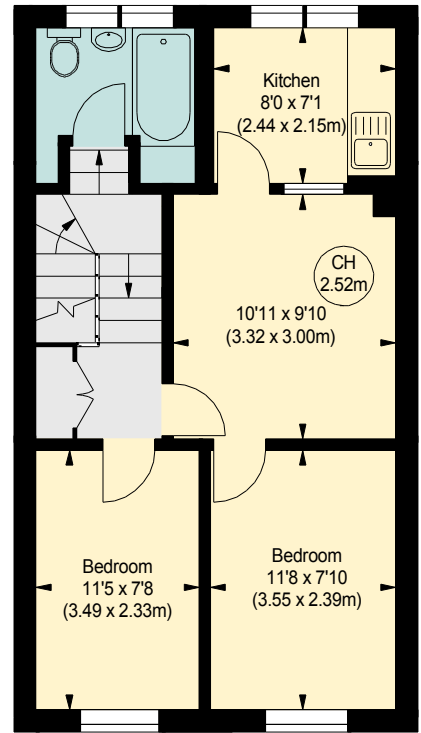
BASEMENT
(491 sq ft.)



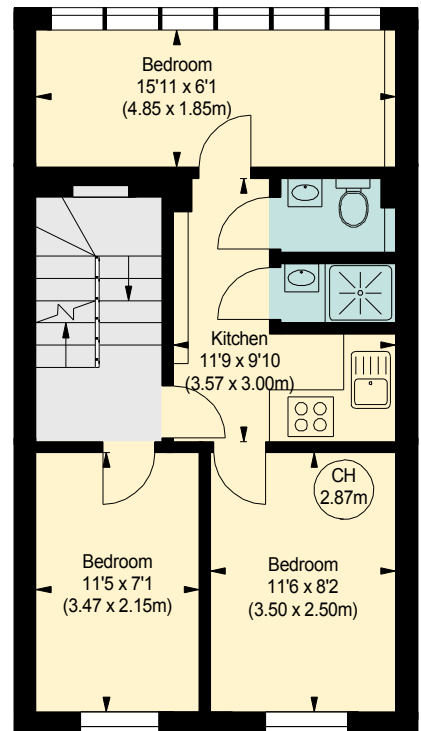
Key :
CH - Ceiling Height



GROUND FLOOR
(505 sq ft.)



SECOND FLOOR
(480 sq ft.)



FIRST FLOOR
(480 sq ft.)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.