



Delmany Mansions, 358-360 Camden Road, N7 0LG

RARE FREEHOLD INVESTMENT OPPORTUNITY
IN A PRIME AREA OF NORTH LONDON

micommercial

Investment summary



An imposing Freehold building located equidistant to both Holloway Road and Caledonian Road Tube Stations providing quick and direct access in and around the Capital

Occupies a prominent position on Camden Road in the N7 post code

The building is 92% occupied. The tenants in place were not provided with gas certs, electrical certs or epc's prior to the start date of their tenancies

Market rental values with refurbished apartments will total £280,000p.a (excluding any extension works)

14 self-contained units with 12x one bedroom apartments, and 2x two bedroom apartments all in need of modernisation

Arranged over 4 floors

Recent residential **resales** reflect values of circa **£950** per square foot

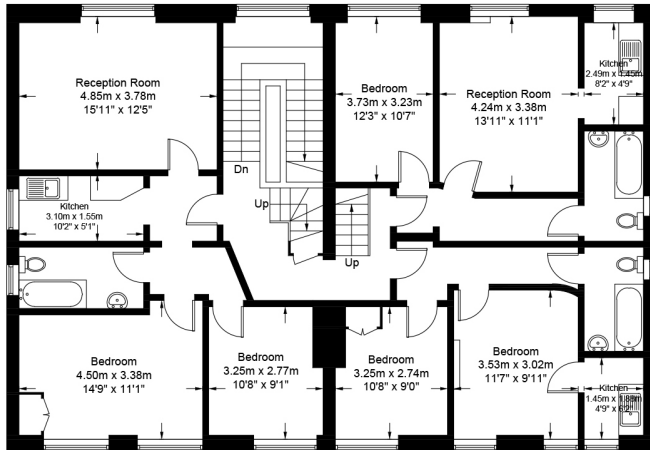
Further development potential at the rear of the building and the roof STPP

The building is to be sold occupied

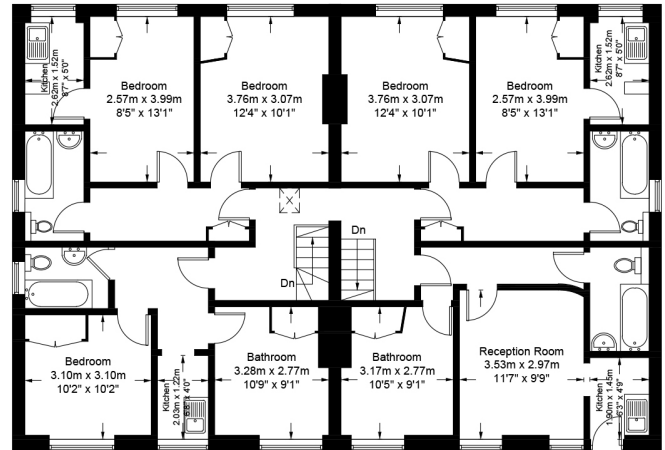
Guide price of **£3,900,000** reflecting a low gross capital value of just **£582** per square foot or just £278,000 per unit.

Floorplans

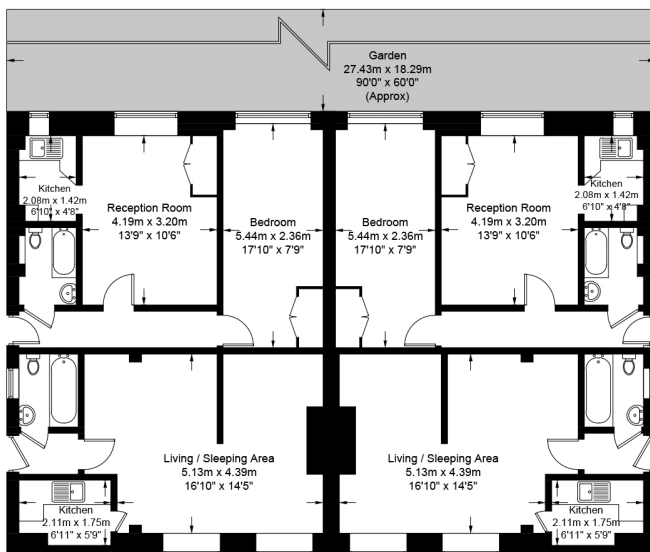
First Floor



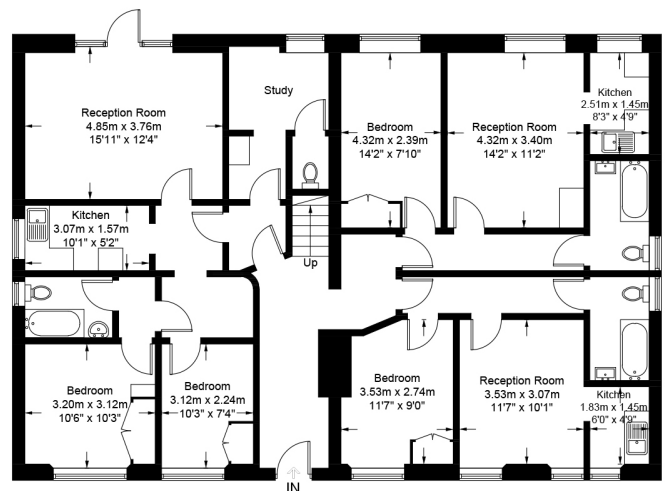
Second Floor



Lower Ground Floor



Raised Ground Floor



Approximate Gross Internal Area

6700 sq ft

622.5 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID731207)

Location

The building is situated on Camden Road which is a main road in London running from the junction of Camden High Street and Camden Town Underground station up to Holloway Road. Islington Council are responsible for dealing with the locality.

Camden currently accommodates 30,000 businesses, creates 2% of UK GDP, and there has been a 27% growth in jobs in 6 years totalling more than 360,000 with a 24% rise in Camden based start-ups.

There has been a 55% rise in tech jobs in 5 years making it London's 'creativity hub' and it has become the location of Google's new European HQ.

There are four leading London hospitals equally supporting 20,000 jobs and Camden is home to more than 20 universities and colleges.



30,000

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55%

rise in tech jobs in 5 years making it London's 'creativity hub'



Google

Camden has become the location of Google's new European HQ.



VAT

It is of our understanding that there is no VAT elected on the building.

Ownership

The building is privately owned and not in a company name.

Proposal

OFFERS ARE INVITED IN THE REGION OF **£3,900,000**
SUBJECT TO CONTRACT

Contact



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