

OF INTEREST TO OWNER OCCUPIERS, DEVELOPERS AND INVESTORS

FREEHOLD MIXED USE BUILDING
(WITH POTENTIAL FOR RESIDENTIAL CONVERSION, SUBJECT TO PLANNING)

**60 ROCHESTER PLACE, CAMDEN,
LONDON, NW1 9JX**



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

Tel: 020 8344 0980 mail: info@sjproperties.co.uk

Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66

Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



**Stephen James
Properties LLP**



Location:

The property is located in a quiet location, on the northern side of Rochester Place, just south of the junction with Rochester Road and just off Kentish Town Road and Royal College Street. Camden Town, with its world famous markets, shopping, restaurants and bars is a short distance to the south and Kentish Town similarly close, to the north. The location provides excellent access to both Camden Town and Kentish Town Underground Stations and the West End, less than a mile to the south.

Description:

The property comprises a mid terrace, two storey mews style building, arranged as a ground floor workshop, with a two bedroom flat above. The ground floor provides open plan workshop, currently used for vehicle repairs. The first floor comprises a self-contained two bedroom flat, with independent ground floor entrance from Rochester Place and provides two bedrooms, reception room, kitchen, bathroom, separate WC and large rear roof terrace. The flat is let on Assured Shorthold Tenancy, details of which are provided below.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

Tel: 020 8344 0980 mail: info@sjproperties.co.uk

Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66
Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



Floor Areas:

All floor areas are approximate only:-

Ground floor workshop	1010 sqft	(93.8 m ²)
First floor flat	550 sqft	(51.1m ²)
Total Floor Area	1560 sqft	(144.9 m²)

Planning:

We are informed that the existing use of the ground floor is B1. There is potential for conversion to residential and interested parties are advised to make their own enquiries to London Borough of Camden.

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.



**Stephen James
Properties LLP**

Tenure:

Freehold, subject to the existing tenancies detailed below.

Tenancies:

The ground floor is let to Mr Antonio de Angelis for a term of 5 years from 1st September 2016, outside the Landlord & Tenant Act 1954, at a rent of £20,000 per annum exclusive. The lease provides for a landlord only break at any time, subject to 6 months' notice.

The first floor flat is let on an Assure Shorthold tenancy for a term expiring 3rd June 2017 at a rent of £1,700 per calendar month.

Price:

£1,400,000 subject to contract.

Rateable value:

Interested parties are advised to make their own enquiries to the Valuation Office Agency, www.voa.gov.uk

Energy Performance Certificate (EPC):

To be provided.

Viewing

Strictly by appointment with Sole Agents, Stephen James Properties LLP

Contact: Jeremy Dangerfield

020 8344 0980

07775 625 674

jeremy@sjproperties.co.uk