



Stephen James  
Properties LLP

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

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



### **Location:**

The property is located 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 is a short distance to the south and Kentish Town similarly close, to the north. Camden Town and Kentish Town Underground Stations are nearby.

### **Description:**

The property comprises a mid terrace, two storey mews style building, arranged as a ground floor workshop, with a self-contained two bedroom flat above (60a).

### **Floor Areas:**

Ground floor workshop	1010 sqft	(93.8 m <sup>2</sup> )
First floor flat	550 sqft	(51.1m <sup>2</sup> )
<b>Total Floor Area</b>	<b>1560 sqft</b>	<b>(144.9 m<sup>2</sup>)</b>

### **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.

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



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**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 Assured Shorthold tenancy for a term expiring 30th June 2018 at a rent of £1,650 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](http://www.voa.gov.uk)

**Viewing**

Strictly by appointment with Sole Agents, Stephen James Properties LLP

Jeremy Dangerfield dd: 020 8344 0980 mob: 07775 625 674 email: [jeremy@sjproperties.co.uk](mailto:jeremy@sjproperties.co.uk)

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