

WILLES ROAD  
KENTISH TOWN  
LONDON NW5

PUBLIC HOUSE -  
OFFERED WITH VACANT  
POSSESSION

14 BED HMO LICENCE -  
ON UPPER FLOORS AND  
SOLD TENANTED

MARTYN GERRARD  
COMMERCIAL





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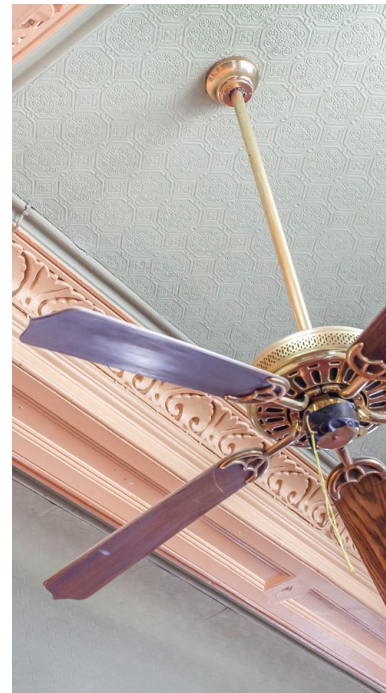
MARTYN GERRARD  
COMMERCIAL



TOTAL FLOOR  
AREA:  
**610m<sup>2</sup>**  
(6,559ft<sup>2</sup>)

**14** BED HMO  
LICENCE

*freehold*





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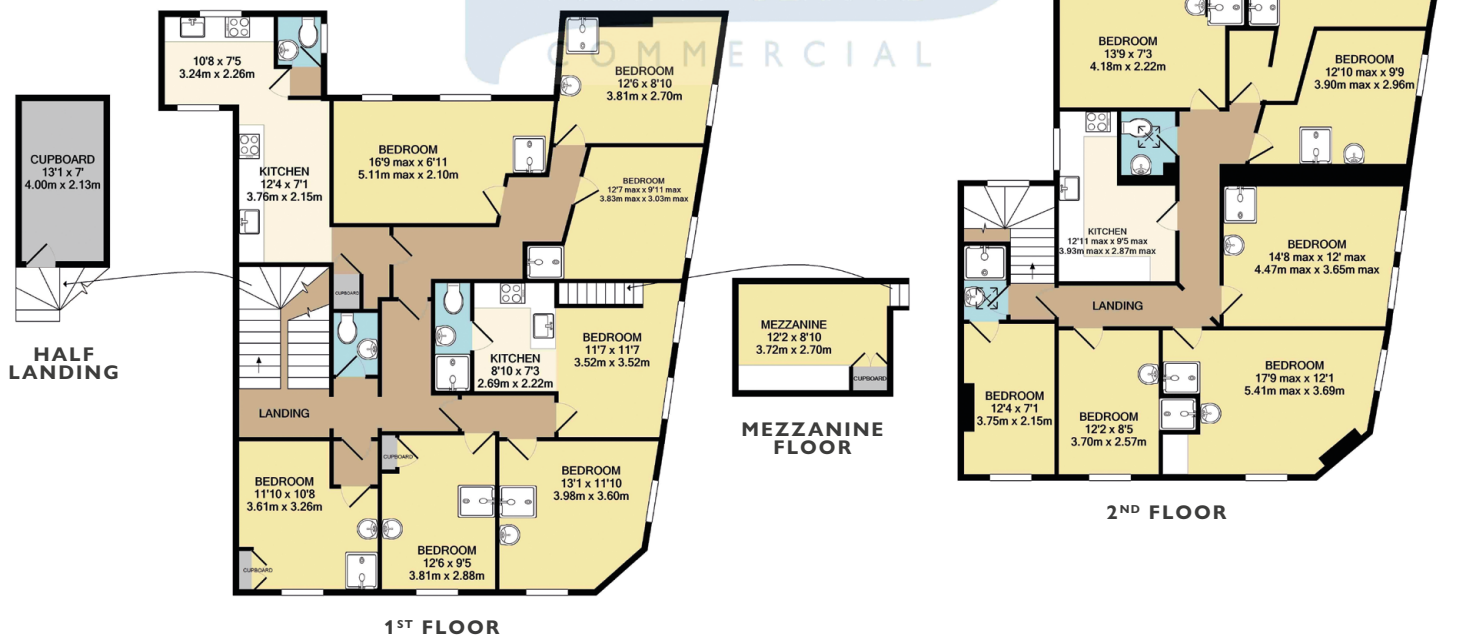
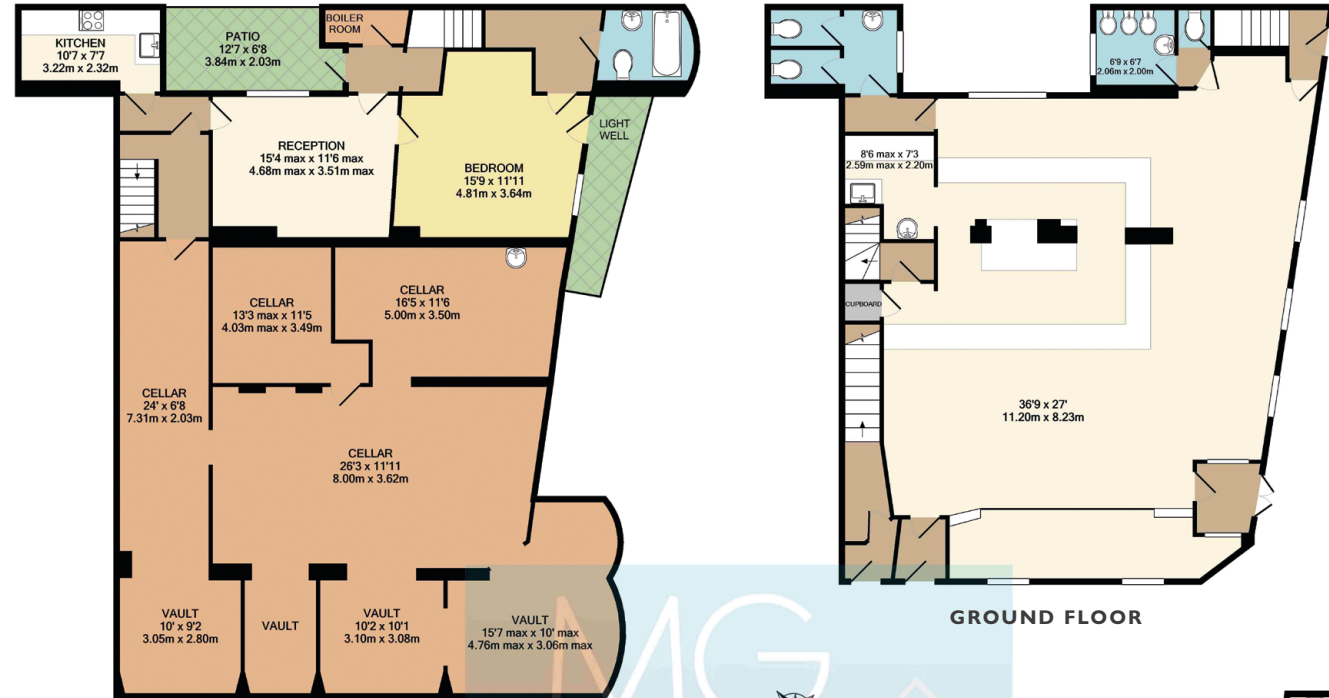
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FLOOR AREA

TOTAL APPROX.  
FLOOR AREA 6559 SQ.FT.  
(609.3 SQ.M.)

GIA measurements are  
approximate. Not to scale.  
Illustrative purposes only.  
Not for valuation.



## CONDITION

- ✓ The purchaser is responsible for their own legal costs.

## VIEWINGS

- ✓ Strictly via the owner's SOLE Agent, Martyn Gerrard Commercial Department.

- ✓ Please contact a member of our Commercial team on: 020 8444 3445.

Price: **£2,600,000**  
VAT TO BE CONFIRMED

## TENURE

Sale of freehold interest.

## DESCRIPTION

This prominent corner freehold located in the popular Kentish Town area consists of a well-established public house on the ground floor and basement levels and residential accommodation above operating as a 14 bedroom HMO.

The property is next to Collège Français Bilingue de Londres, a well-known French primary and secondary college. George IV, currently operating as a traditional Victorian pub with a wraparound bar, high ceilings and is carpeted throughout. The basement level comprises a cold beer store, general ancillary storage area and a 1 bedroom managers apartment with separate entrance.

The HMO is fully tenanted with current AST's in place, producing a combined rental income of £102,700 p/a.

<b>Lower Ground Floor:</b> Approx. 2,012ft <sup>2</sup> (187m <sup>2</sup> )	<b>First Floor:</b> Approx. 1,717ft <sup>2</sup> (160m <sup>2</sup> )
<b>Ground Floor:</b> Approx. 1,525ft <sup>2</sup> (142m <sup>2</sup> )	<b>Second Floor:</b> 1,305ft <sup>2</sup> (121.2m <sup>2</sup> )
<b>Total:*</b> Approx. 6,559ft <sup>2</sup> (610m <sup>2</sup> )	*Excludes patio & light well.

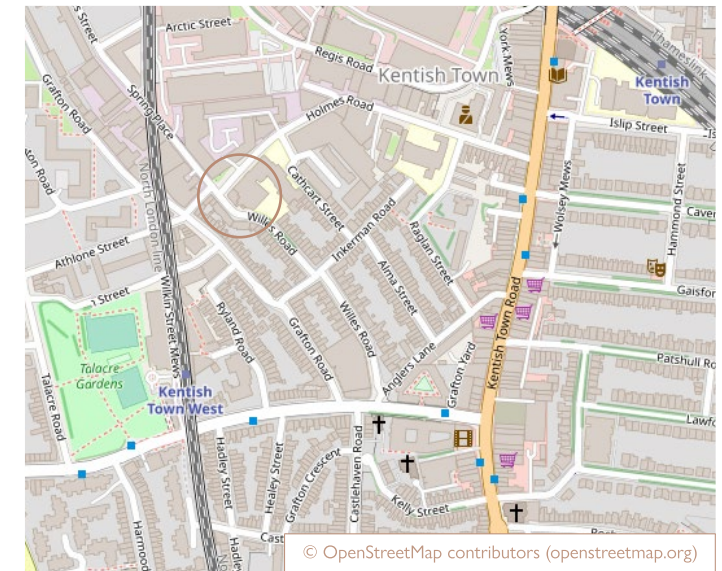
## LOCATION

Kentish Town West (*Overground*), Kentish Town (*Northern Line*) and Camden Town (*Northern Line*) as its closest stations. Easy access to Kentish Town, Camden Town and Dartmouth Park. Situated close to the A1 and A10.

## LOCAL HIGH STREET

Along the parade are many multiple retailers such as Boots, Gail's, Superdrug, Lidl and Aldi to name a few. There is also Pure Gym. Along the High Street there are other smaller boutique shops.

## ON THE MAP



As the Vendor's Agents we have not inspected all AST agreements and advise that you check with your solicitor.

**GARY HARE**  
COMMERCIAL  
MANAGER

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07469 353108  
garyh@martyngerrard.co.uk



### Martyn Gerrard for themselves and the Vendors, give notice that:

These particulars provide a general outline only. All statements or details contained within these particulars are without any responsibility on any part to Martyn Gerrard or the Vendor. We strongly advise all prospective purchasers or tenants make to their own enquiries to satisfy themselves as to the correctness of each statement contained in these particulars; inspect the property and the neighbouring area; ensure that any items that may be expressed to be included are available and in working order; carry out all necessary searches and enquiries. These details do not constitute any part of an offer or contract. All rent prices, fees and charges are quoted exclusive of VAT.