

LONG LEASEHOLD RETAIL INVESTMENT FOR SALE

164 REGENT'S PARK ROAD

LONDON, NW1 8XN (GROUND FLOOR AND BASEMENT)



INVESTMENT SUMMARY

- Rarely available long leasehold retail investment.
- Prestigious and desirable London village location.
- Tenant in occupation since 1994.
- Flexible lease terms.
- Available at £800,000, 5% net initial yield. Rent may be reversionary.
- No VAT.

LOCATION

The property is located in the exclusive north London village of Primrose Hill in the London Borough of Camden. Regent's Park Road is renowned for its cafes, restaurants and high class shops and is one of London's most desirable "village" locations.

The location is a prestigious residential area surrounding Regent's Park with an affluent local catchment area.

Regent's Park Road has a mixture of national and independent occupiers including **Space NK**, **Joe & The Juice**, **Savills**, **John D Wood**, **Roni's Bagel Bakery & Café**, **Anna Ladieswear** and **Cowshed**.

ACCOMMODATION

The property comprises ground floor and basement with the following approximate areas:-

Ground Floor

Sales 489.9 sq ft 45.52 sq m

Storage 99.1 sq ft 9.21 sq m

Basement

Sales 376.3 sq ft 34.96 sq m

Storage 46.7 sq ft 4.34 sq m



TENANCY SCHEDULE

Tenant	Lease Start Date	Lease Length	Lease Expiry	Rent pax	Rent Review	Other Terms
Graham & Green Limited	3.8.2024	3 yrs	2.8.2027	£43,500	N/A	Mutual break on 6 months notice (not to be served 1 st October – 28 th February). Outside Landlord & Tenant Act 1954.

TENURE

The property is held on a long lease from 29th September 1993 for 999 years at one peppercorn rent.

TENANT COVENANT INFORMATION

Graham & Green is a distinguished British retailer renowned for its eclectic and stylish range of home furnishings, furniture and home accessories. The company was founded in 1974 and remains family owned with stores in Bath, Trowbridge, Paddington, and Notting Hill, together with a strong online presence. Graham and Green have traded from the property since 1994.

VAT

The property is not elected for VAT. The sale will not be subject to VAT.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£49,500**, with effect from 1 April 2023, increasing to £56,500 from 1 April 2026. Interested parties are advised to make their own enquiries.

EPC

The property has an EPC rating of B. Further details are available upon request.

PROPOSAL

Offers are invited in excess of **£800,000 (Eight hundred thousand pounds)** for the long leasehold interest of the property. A purchase at this level will reflect a net initial yield of approximately 5% after purchaser's costs of 5.5% on a total income of £43,500 pax.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

VIEWING

Strictly by appointment. To be arranged through the selling agents.

CONTACT DETAILS

For more information please contact:-

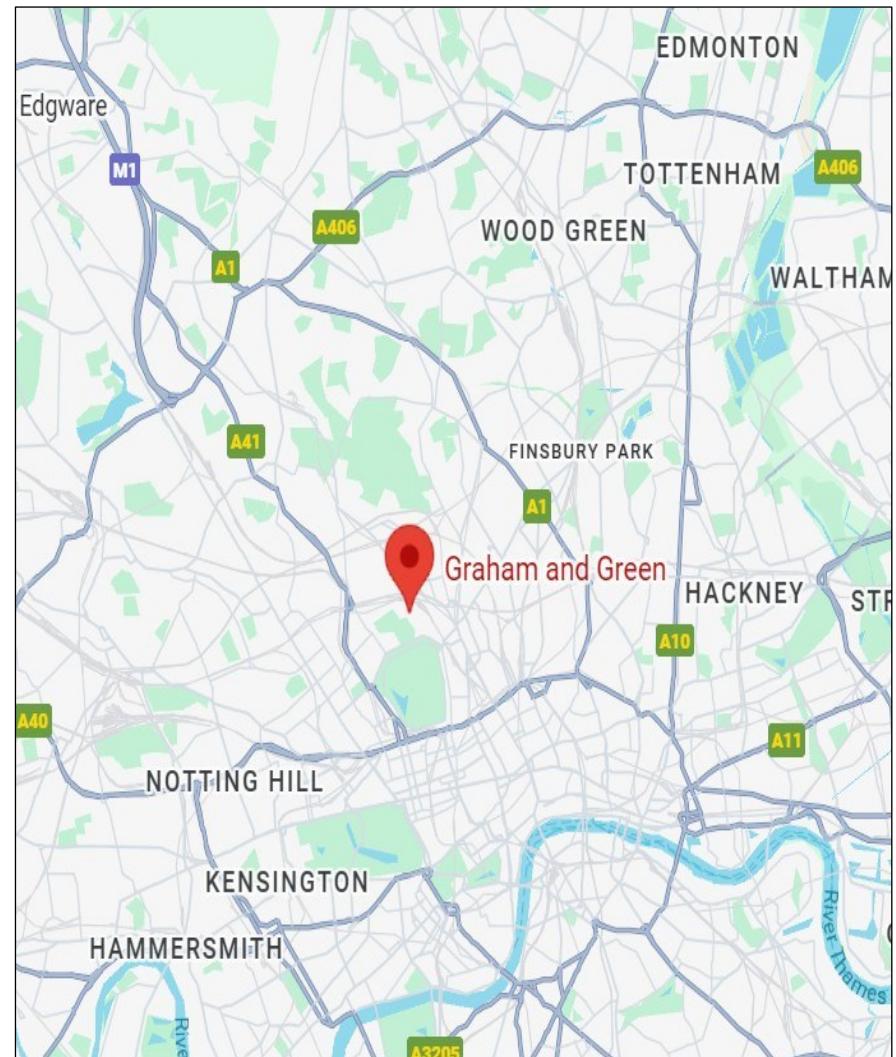
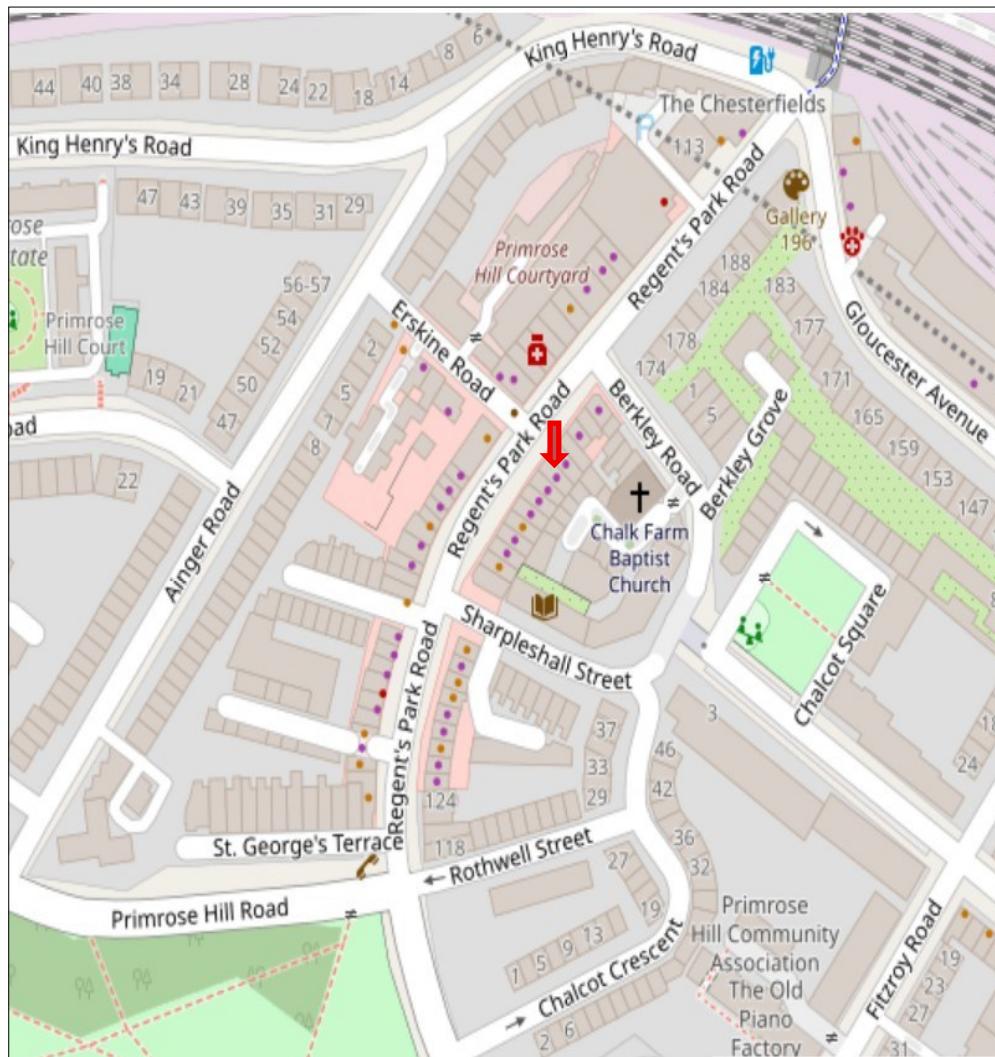
Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630/07774 781 381
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

February 2026





Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.