



Clifton

140&142

REGENT'S PARK ROAD

Primrose Hill

LONDON, NW1

EXTREMELY RARE
UNBROKEN
FREEHOLD



VIEW VIDEO



INVESTMENT SUMMARY

- One of London's most affluent neighbourhoods;
- Rare trophy asset;
- Desirable & location appropriate tenant mix;
- Prime mixed use investment;
- Fully let;
- Two well configured shops & 6 one-bed flats;
- Strong rental growth prospects;
- Commercial WAULT of 3.3 years;
- Held Freehold on two separate titles;
- Exceptionally low vacancy rates with strong occupational demand;
- Retail leases held outside L&T 1954 Act;
- Total income of £252,504 per annum.

**WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF
£6,300,000**

Reflecting the following yield and capital value profile:

- A blended **net initial yield of 3.75% for an asset acquisition** (6.8% purchaser's costs);
- **£1,275 per sq ft capital value** on the residential and a net initial yield of 3.75% on the retail;
- Offers are invited for the freehold interests, subject to contract and exclusive of VAT. Our clients will consider an asset or corporate sale. The properties are held in a UK SPV.



VIEW VIDEO

WATERLOO

140&142

REGENT'S PARK ROAD

MARYLEBONE

EDGWARE ROAD

CAMDEN TOWN

CITY OF LONDON

LONDON BRIDGE & SOUTHWARK

FITZROVIA

MAYFAIR

HYDE PARK

REGENTS PARK

PRIMROSE HILL

REGENT'S PARK ROAD

Located in the heart of the affluent village of Primrose Hill

PRIMROSE HILL

One of the most exclusive areas in Central London, being renowned as home to many notable residents from the entertainment world.



The village gains its name from the picturesque public park, found only moments away from the subject property. The area is home to a wealth of chic cafes, designer boutiques and high class restaurants serving the affluent demographic. Average residential prices in Primrose Hill are reported at £1.92 million, almost four times that of the London average of £525,000 (Rightmove).

Primrose Hill is regarded as one of the most beautiful green spaces in North London due to it's 360° degree viewpoint of the city. The village is located adjacent to the park and preserves itself as a capsule of London 100 years ago.

During the summer months, the banks of the hill become populated with families and young people who enjoy the open space and the glorious views over the capital city.



140&142
REGENT'S PARK ROAD

The property is located on Regents Park Road. The village is positioned between Haverstock Hill (A502) and Finchley Road (A41), which is one of the main routes into Central London from the north and connects with the M1 motorway and North Circular.



It is ideally situated in Zone 2, between Chalk Farm, St John's Wood and Regent's Park.

ST JOHN'S WOOD	JUBILEE	CHALK FARM	NORTHERN
Baker Street	4 mins	Euston	4 mins
Bond Street	6 mins	Kings Cross/St Pancras	6 mins
Green Park	9 mins	Tottenham Court Road	10 mins
Westminster	11 mins	Waterloo	16 mins
Waterloo	13 mins	Moorgate	13 mins
London Bridge	15 mins	Charing Cross	14 mins
Canary Wharf	23 mins	London Bridge	15 mins

A GLOBAL CAPITAL

London is the largest city in Europe and the capital of the UK.

It is famed worldwide for its leading financial and technological sectors, its culture, history and its diversity.

It was recently named as the Number 1 Global City by the Institute for Urban Strategies for the tenth consecutive year. London has a GDP in excess of Belgium and is responsible for around a quarter of the UK's total economic output.

Being home to 10 of the world's most visited museums, 300 theatres and more than 70 Michelin starred restaurants, it is one of the world's most visited cities. In 2019, prior to the pandemic, London attracted more than 22 million tourist visits who spent an estimated £2.1 billion (Mayor of London).



Almost 9 million residents call it home and it is one of the UK's greenest cities, with 23% of its metropolitan area devoted to parks and open space.



**21 MILLION+
TOURISTS**



**400,000+
STUDENTS**



**9 MILLION+
RESIDENTS**



**300 LANGUAGES
SPOKEN**





VIEW VIDEO



DESCRIPTION

140 & 142 Regent's Park Road are highly prominent and attractive period buildings situated at the corner of Sharples Hall Street offering an impressive return frontage.

The property is arranged over five floors with Joe & The Juice and Ben's occupying the ground and basement floors. The upper floors are arranged as six one-bed residential apartments.

The retail premises benefit from valuable outdoor seating and trading areas.

Servicing for the shops is from the front and the residential is accessed via Regent's Park Road and side (off Sharples Hall Street).

COMMERCIAL ACCOMMODATION

The commercial accommodation is arranged over Ground and Basement floors totalling 2,158 sq ft.



VIEW PHOTOS

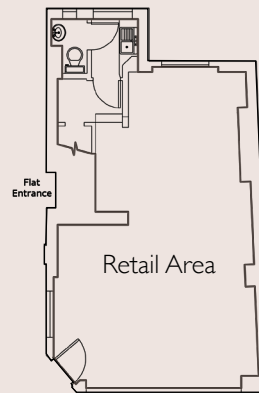


142 REGENT'S PARK ROAD

Ground Floor	476 sq ft
Basement	617 sq ft
Adjusted ITZA	407 sq ft
Total Area	1,084 sq ft



BASEMENT

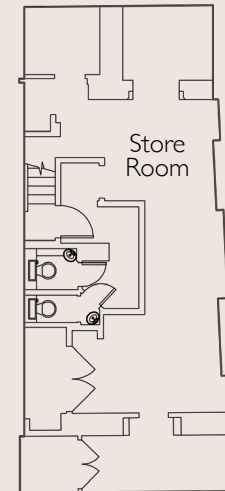


GROUND

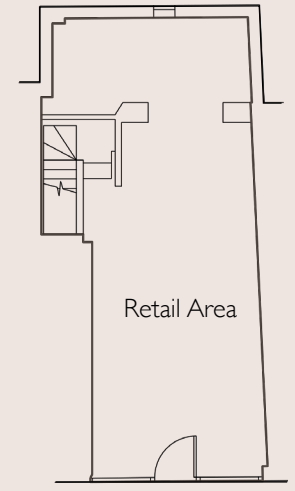


140 REGENT'S PARK ROAD

Ground Floor	496 sq ft
Basement	578 sq ft
Adjusted ITZA	360 sq ft
Total Area	1,074 sq ft



BASEMENT



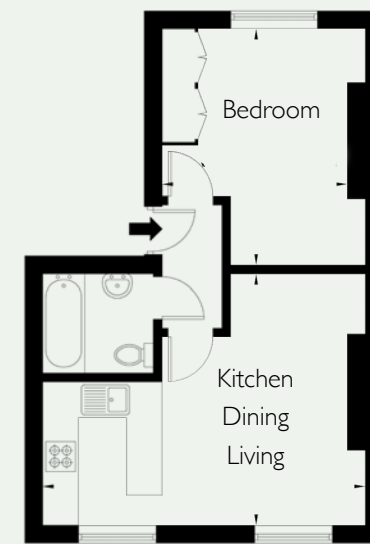
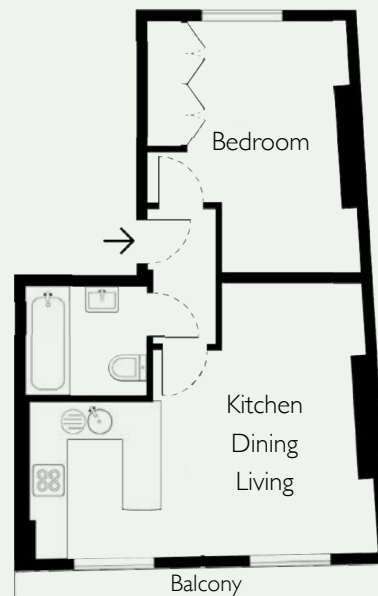
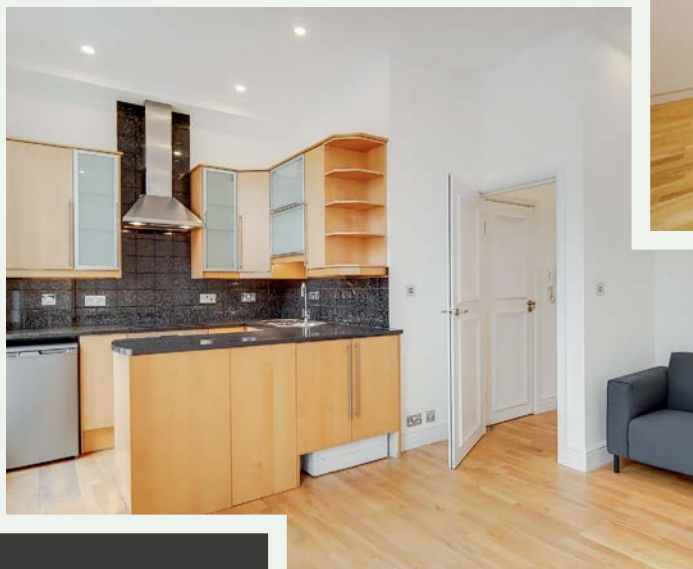
GROUND



RESIDENTIAL ACCOMMODATION

140 REGENT'S PARK ROAD

Flat 1 - First Floor	388 sq ft
Flat 2 - Mid Floor	405 sq ft
Flat 3 - Top Floor	557 sq ft
Total Area	1,350 sq ft



VIEW PHOTOS



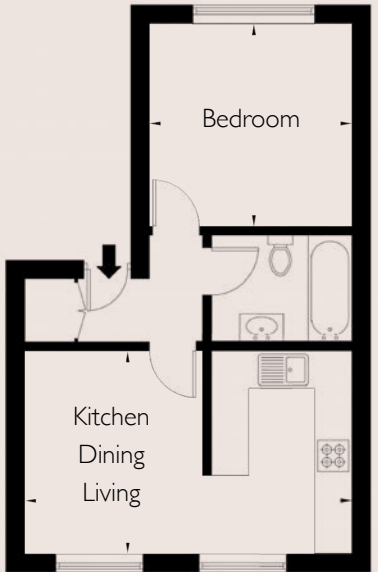
RESIDENTIAL ACCOMMODATION

142a REGENT'S PARK ROAD

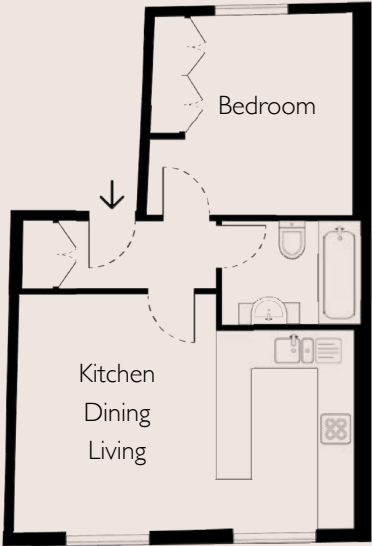
Flat 1 - First Floor	392 sq ft
Flat 2 - Mid Floor	403 sq ft
Flat 3 - Top Floor	428 sq ft
Total Area	1,223 sq ft



FLAT 1



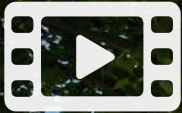
FLAT 2



FLAT 3

VIEW PHOTOS





VIEW VIDEO

TENANCY

The commercial accommodation is let to two tenants with a WAULT of approximately 3.3 years and a combined income of £120,000 per annum. Both leases are held on standard, institutional, effectively fully repairing and insuring terms and are contracted outside the Landlord & Tenant Act 1954.

The upper parts are made up of six (one bed) flats, which are let on assured shorthold tenancies providing an annual income of £132,504 per annum.

Total passing rent is £252,504 per annum.

UNIT	TENANT	LEASE START	LEASE EXPIRY	RENT REVIEW FREQUENCY	NEXT RENT REVIEW	BREAK DATE	TERM CERTAIN (YEARS)	CURRENT GROSS RENT (£ PA)	RENT PER SQ FT ITZA (£ PA)	COMMENTS
RETAIL								£120,000		
140 Regents Park Road	Organic Groceries Primrose Ltd t/a Bens	02/09/2020	01/09/2030	5 yearly	02/09/2025	01/09/2025	3.29	£57,500	£160	Outside the Landlord & Tenant Act 1954
142 Regents Park Road	Joe & the Juice UK Ltd	06/08/2019	05/08/2029	5 yearly	06/08/2019	05/08/2025	3.21	£62,500	£154	Outside the Landlord & Tenant Act 1954
RESIDENTIAL								£132,504		
Flat 1 - 140 Regents Park Road	Private Individual		30/04/2023					£20,400		
Flat 2 - 140 Regents Park Road	Private Individual		12/01/2023					£20,800		
Flat 3 - 140 Regents Park Road	Private Individual		Monthly Rolling					£21,332		
Flat 1 - 142a Regents Park Road	Private Individual		27/02/2024					£29,412		
Flat 2 - 142a Regents Park Road	Private Individual		30/05/2022					£21,960		An offer of a new tenancy has been accepted at £27,000 pa (£2,250 pcm).
Flat 3 - 142a Regents Park Road	Private Individual		17/09/2022					£18,600		
TOTAL								£252,504		

COVENANTS

The shops are let to globally renowned Joe & The Juice and London grocery chain, Ben's.

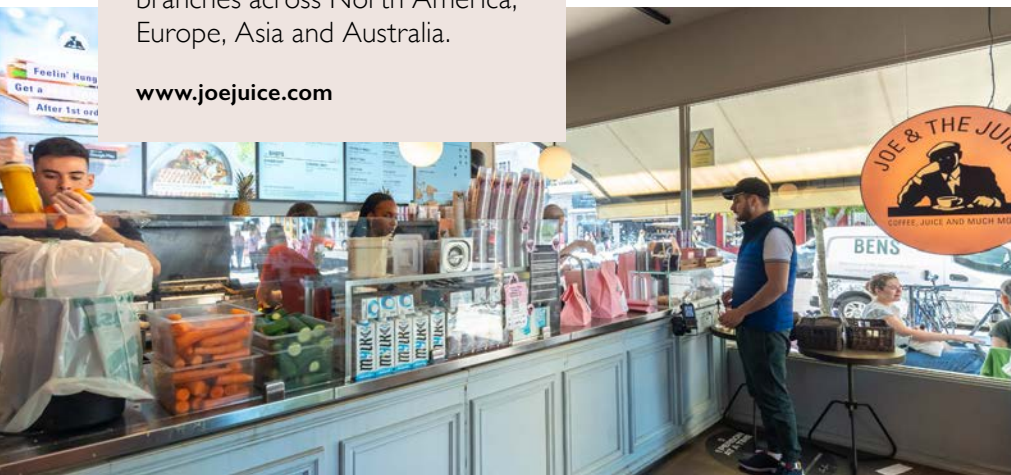


Joe & The Juice UK Ltd (Company No 07019516), trading as Joe & The Juice, is a global cafe chain serving juices, smoothies, coffee, sandwiches, pastries and snacks

It was founded in 2002 by Kaspar Basse and is headquartered in Copenhagen, Denmark.

To date the chain has over 300 branches across North America, Europe, Asia and Australia.

www.joejuice.com



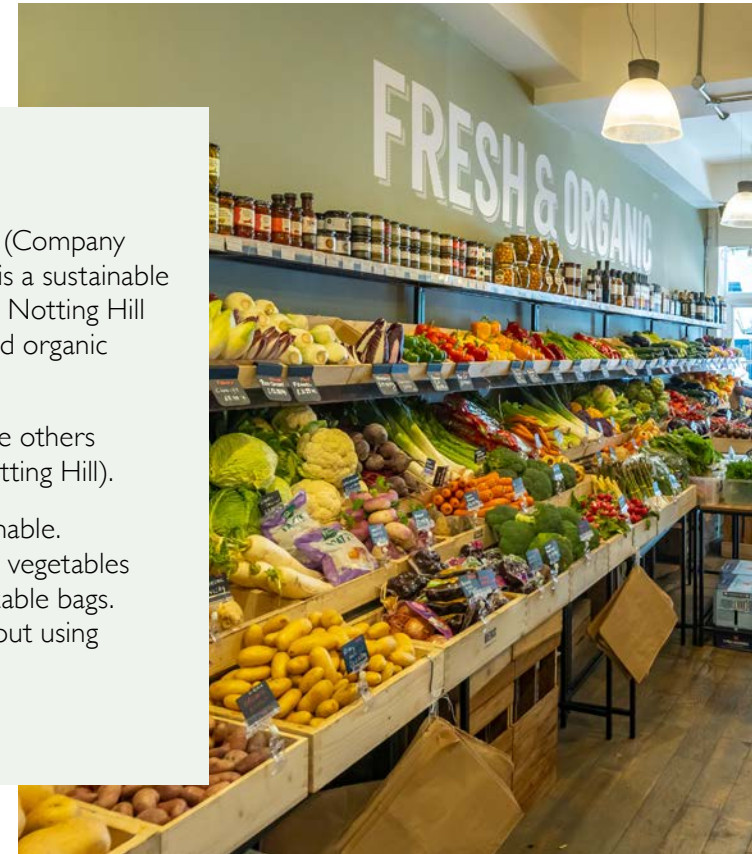
BENS

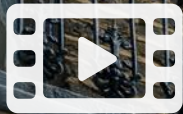
Organic Groceries Primrose Ltd (Company No 12683646), trading as Ben's, is a sustainable grocery chain founded in 2013 in Notting Hill and supplies a variety of fresh and organic produce to the local community.

Ben's operates from 3 stores (the others being located in Chelsea and Notting Hill).

The chain regards itself as sustainable. They do not wrap their fruit and vegetables in plastic and use 100% compostable bags. Ben's deliveries are also carried out using electric vehicles.

www.bensgrocers.com





VIEW VIDEO



TENURE

Held freehold under title numbers LN74619 and LN74423.

PLANNING

The properties are not listed but do fall within the Primrose Hill Conservation Area.

VAT

The property has not been elected for VAT.

EPC

EPC's are available upon request.

AML

Prospective purchasers will be required to fulfil the vendors' anti-money laundering requirements.



PROPOSAL

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