



Marketing Report:

22/02/201

Ref: 62 GTNW101 HRN1
Client: Mr Sher Ali

Report date: 25/02/2011

Address of valuation: 62 Grafton Terrace, Camden, London, NW5 4HY
Marketed for: £200.00PW (£10400.00PA)

Tenure: Lease Hold | Full repairing Insurance
Service Charges: 2000.00 per Annum
Ground Rent: 250.00 per Annum

Property details:

Usage: A1 Lock up Shop

*SEPARATE WC

* Concrete Lino flooring all Round the shop.

* All fixtures and fittings /ready to trade as convenient store/sweetshop

*Location

Situated on a predominantly residential st off Malden Road , approximately 5mins away from Hampstead overground station and Gospel oak overground respectively.

Council: Camden Business rate.

Notes

Work to be done prior to renting: None

Rentable as seen, EPC will need to be Valid

This Property A1 Shop has generated little to no interests to buyers upon till now; it was advertised on all major portals, Right move, find a Property.com, Zoopla, Gum tree, Globrix, mainly due to the fact there is a few similar/identical businesses within a few mins walk of the property and no passing trade with so many new shops opened in 'Queen's Crescent market parade' limiting the need for use of a shop in this location.

For us to provide full report on this Property and further advice please contact us.

Yours faithfully

Ray Mashuk
Marketing Manager

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