CALIBRE
ACQUIRE

232 CAMDEN HIGH STREET

CAMDEN LOCK, NW1 8QS

REDIFINING YOUR INVESTMENT JOURNEY

With exclusive access to carefully selected off-market opportunities, we help our members explore a diverse range of property investments — from residential blocks to commercial buildings — tailored to suit different strategies and goals.

RARE FREEHOLD OPPORTUNITY
CAMDEN LOCK

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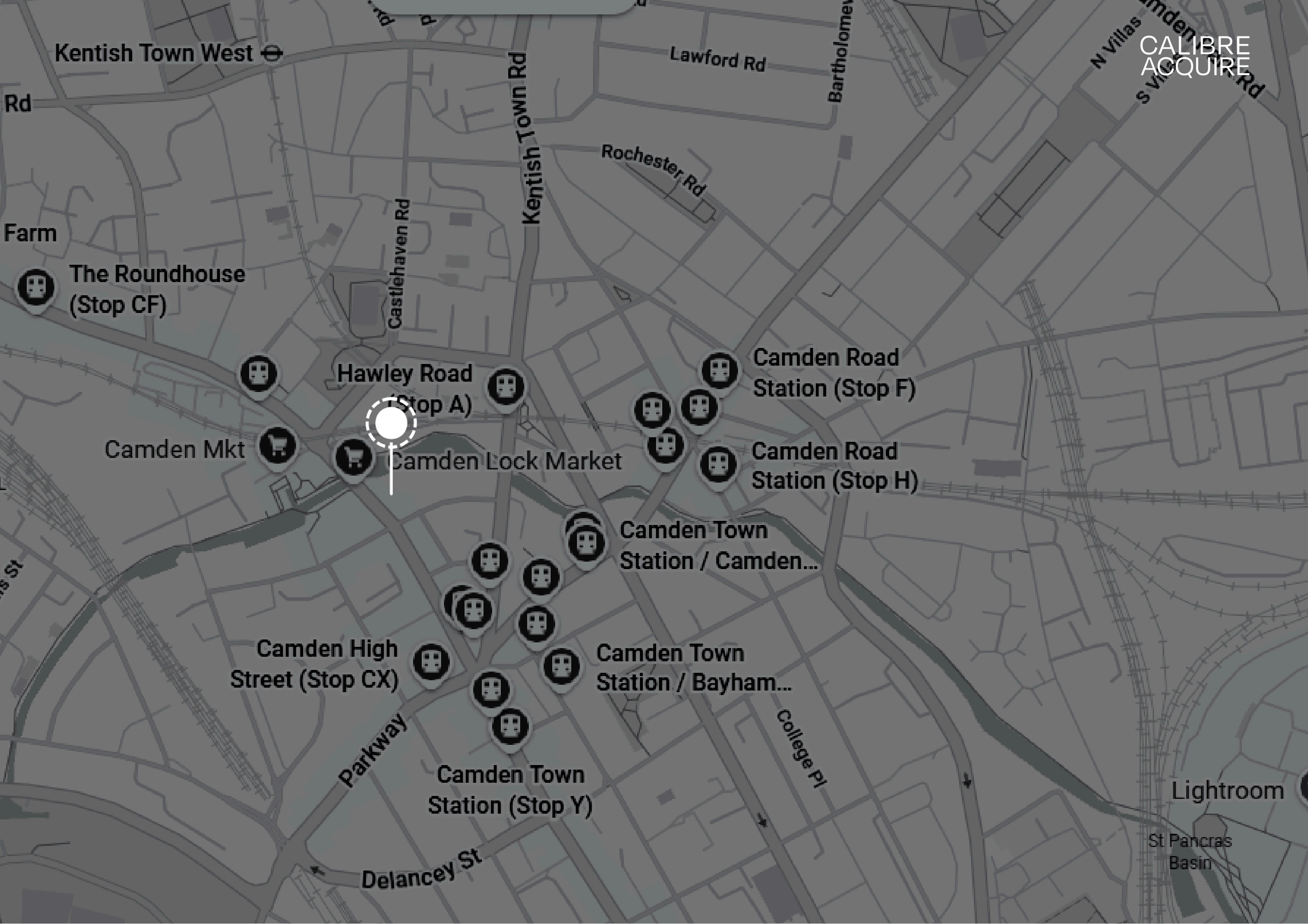

232 CAMDEN HIGH STREET, CAMDEN, LONDON, NW1 8QS

TERRACED BUILDING FOR SALE

KEY PROPERTY INFORMATION

- Family-owned freehold asset for over seventy years
- Rare opportunity to acquire a freehold building on Camden High Street
- Established trading location with weekly footfall in excess of 250,000, including circa 100,000 over weekends
- Basement let at £39,000 per annum
- Ground floor let at £108,496 per annum
- Two vacant upper floors providing income growth and repositioning potential

ASKING PRICE: £3,250,000

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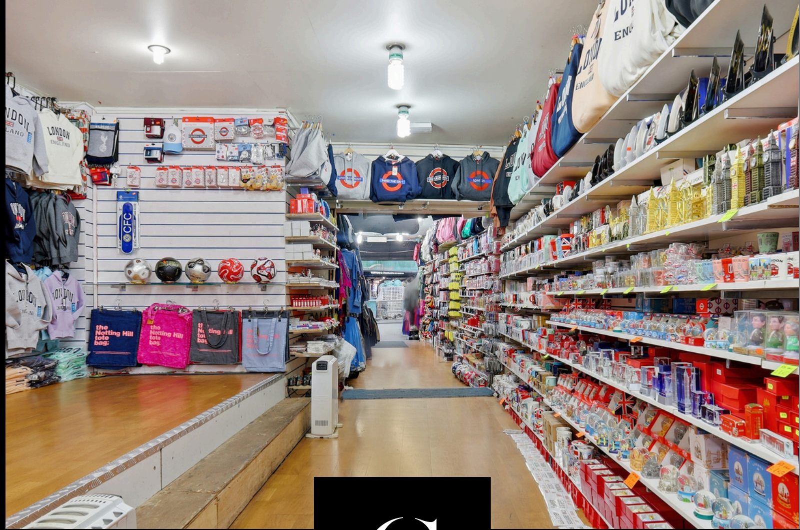
DESCRIPTION

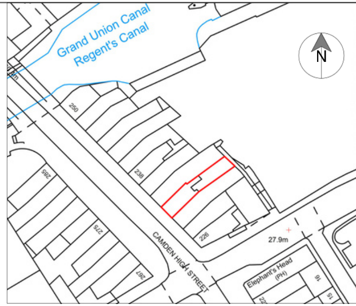
This freehold mixed-use building is located on Camden High Street, one of London's established retail and leisure destinations. The property has remained in the same family ownership for over seventy years and is now offered to the market.

The building comprises a basement and ground floor commercial element, with two upper floors above. The basement is let at £39,000 per annum and the ground floor is let at £108,496 per annum, providing established income from the commercial element. The two upper floors are currently vacant, presenting scope for re-letting and income growth.

Camden High Street experiences footfall levels in excess of 250,000 visitors per week, with approximately 100,000 across the weekend period, supporting sustained commercial demand. The property will suit investors seeking an income-producing freehold with additional upside through active asset management.



FLOORPLAN

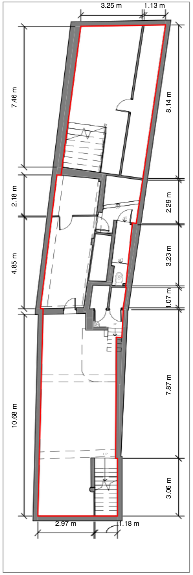


LOCATION PLAN
Scale: 1:1250

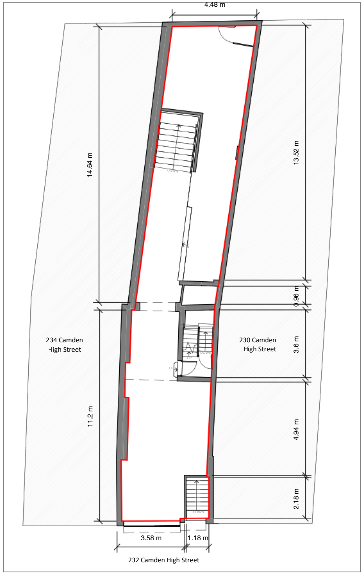
PointPlan3D SURVEYING

EPC ASSURE

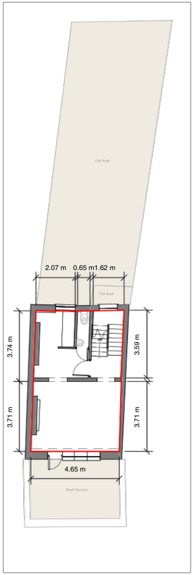
EPC ASSURE LTD
20-22 WENLOCK ROAD
LONDON, N1 7GU
T: 0845 388 3814



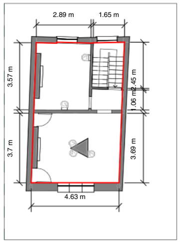
Basement Floor



Ground Floor



First Floor



Second Floor

Floor Description	Gross Internal Area (GIA)
Basement Floor	110.80 m2
Ground Floor	115.25 m2
First Floor	34.49 m2
Second Floor	34.53 m2
Total	295.07 m2

Model Legends:	
	Wall
	Roof
Detail Legend	
	Lease area

0 1 2 3 4 5
M

PROJECT TYPE:
LEASE PLAN

CLIENT
Chris Christo

PROJECT NAME
232 Camden High Street London NW1 8QS

Revision

Rev	Description	Date

ANGLE

DRAWING TITLE
Basement, Ground, First and Second Floor Lease plan

SCALE 1:200 @ A3	DRAWN BP
DATE November 2025	APPROVED ZBM
DRAWING NO. BP01 -1000	REVISION

IMAGES


FUNKYTOWNSHOP
Evil from the Needle
BUNSIK
SHOPRITE
£10


RONALDO
7
£20
CORN DOG


TATTOO

LOCATION & TRANSPORT

he property is located on Camden High Street, close to Camden Lock, one of London's most visited destinations. Camden Lock sits alongside Regent's Canal and forms the centre of Camden's market district, attracting sustained footfall from local residents, domestic visitors, and international tourism throughout the year.

The area is defined by retail, food and beverage operators, leisure uses, and residential accommodation. Footfall levels in the Camden Lock area are among the highest in North London, driven by weekend market trading, evening activity, and strong public transport connectivity. Camden Town Underground station and multiple bus routes serve the area, supporting consistent pedestrian movement along Camden High Street and towards the Lock and canal frontage.

The location continues to attract occupier demand for commercial space and rental demand for residential accommodation, making it suitable for income-producing mixed-use assets with long-term holding potential.

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