

# 136 HOLLOWAY ROAD LONDON N7 8DD



**RETAIL/RESIDENTIAL MIXED-USE  
INVESTMENT OPPORTUNITY**

**FREEHOLD FOR SALE**

GIA 1,250 Sq Ft (116 Sq M)

## Opportunity Summary

An opportunity to acquire retail/residential mixed-use investment opportunity in the heart of Islington

- Opportunity to acquire a retail investment with self-contained residential upper parts in a popular Islington location.
- Located on the busy Holloway Road close to the Emirates Stadium, London Metropolitan University.
- Within walking distance of Holloway Road, Highbury & Islington, and Drayton Park underground/National Rail stations.
- Total area of 1,250 sq. ft GIA (116 sq. m) GIA, comprising 465 sq. ft retail and 785 sq. ft Residential.
- Retail element let to an independent dessert retailer and café on a 10-year lease expiring 15<sup>th</sup> July 2031, at a passing rent of £25,000 per annum exclusive, subject to a rent review in July 2026.
- Proposed Tenant - Ugur Ibrahim Yalgin t/a Maz Grill Ltd.
- 2x one-bedroom flats both leased at £15,080 per annum on Assured Shorthold Tenancies (AST's).
- Total passing rents received of £55,160 per annum across the building.

Offers invited in excess of **£900,000** (Nine Hundred Thousand Pounds), representing a Net Initial Yield of **7.00%** on the retail income (c.£344,000) and **£708 per sq. ft** on the residential uppers (c.£556,000).



## Location

### A retail/residential mixed-use investment opportunity in the heart of Islington

Situated along the busy Holloway Road, close to its junction at Liverpool Road and Drayton Park. The property is within a short walking distance of the Emirates Stadium and the London Metropolitan University.

The location supports a wide range of retail and leisure with operators in the vicinity:

- Nando's
- Pret A Manger
- Argos
- Sports Direct
- Boots

## Connectivity

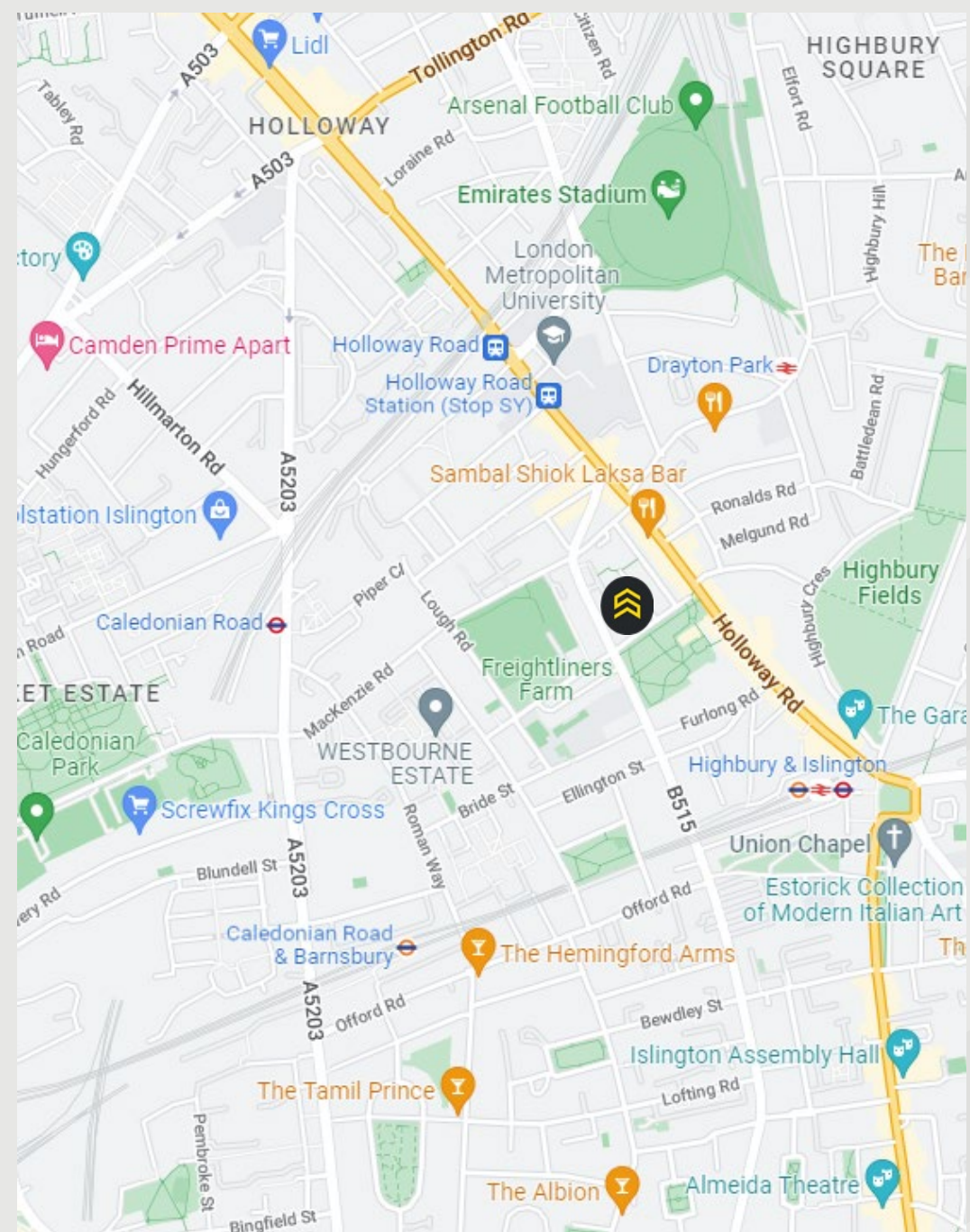
The building benefits from excellent transport connections:

Holloway Road (Piccadilly Line) – 5 mins / 0.2 miles

Highbury & Islington (Victoria Line and London Overground)– 7 mins / 0.4 miles

Drayton Park (National Rail) – 5 mins / 0.2 miles

Numerous bus routes also serve the area.



# The Building

136 Holloway Road is a fully built over site comprising an inter-terraced building believed to have been built in 1845 that consists of a retail unit arranged over ground and basement floors operating as a dessert retailer and café, whilst the upper floors comprise 2 x one-bedroom flats above which benefit from their own demised entrance from Holloway Road.

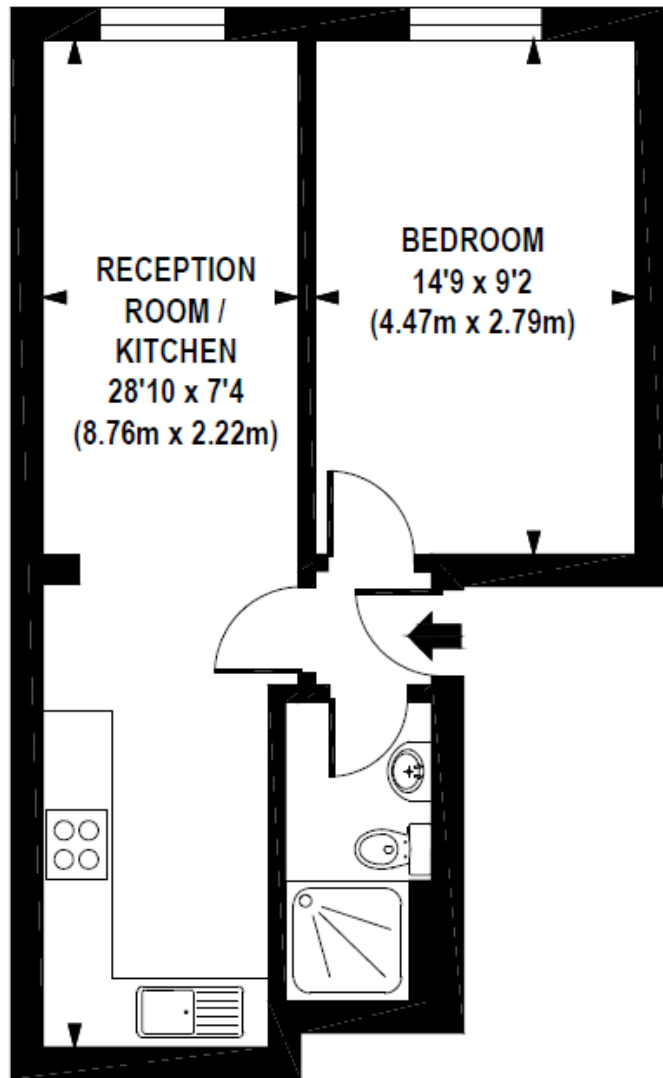


# Schedule of Accommodation

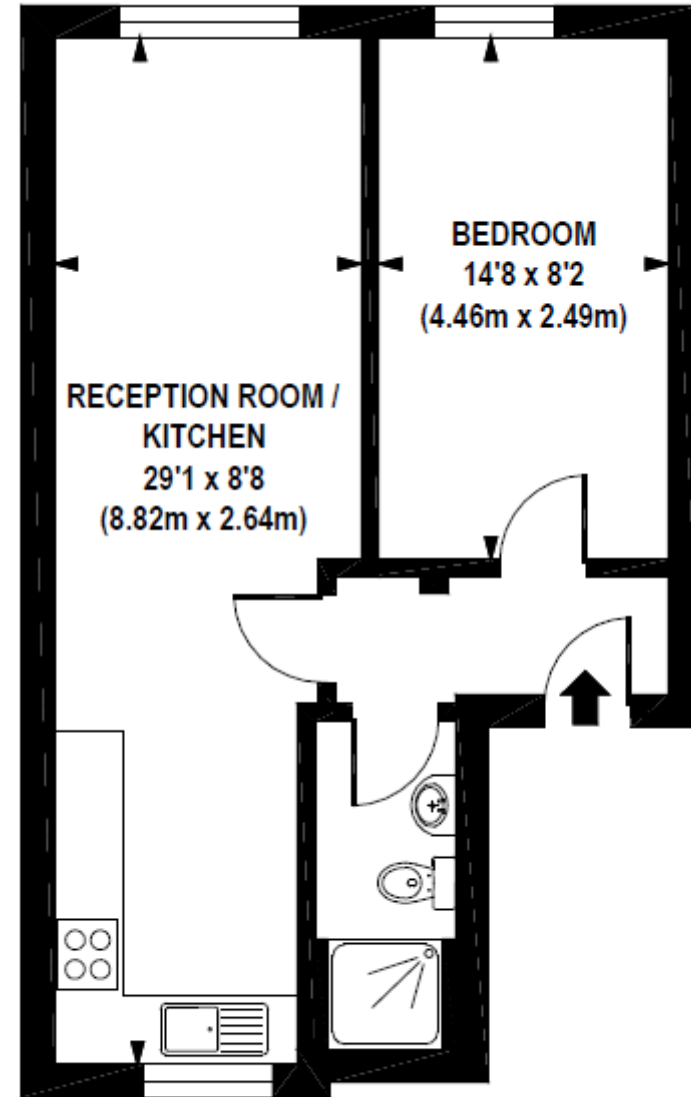
Use	Floor	GIA Sq. Ft	GIA Sq. M
Residential	Second	403	37
Residential	First	382	35
Commercial	Ground	322	30
Commercial	Basement	143	13
Total		1,250	116



# Floorplans



FIRST FLOOR



SECOND FLOOR

# Tenure

The property is held freehold (Title Number NGL593618 )

## Tenancy Schedule

Demise	Tenant	Term	Start	Break	End	Rent £P.A	Review Dates
Ground	62 Sixty Two Waffle & Dessert Limited	10 years	16.07.21	N/A	15.07.31	£25,000	16.07.26
First	AST	1 year	04.10.21	N/A	03.10.22	£15,080	N/A
Second	AST	1 year	11.10.22	N/A	10.10.22	£15,080	N/A
<b>Total Rents Reserved</b>						<b>£56,160</b>	

The ground floor is subject to a single fully repairing and insuring (FRI) 10-year lease to 62 Sixty Two Waffle & Dessert Limited for a term expiring 15.07.2031 at a passing rent of £25,000 per annum exclusive. The lease is subject to a rent review at 16.07.2026. There is **not** a break option within the lease. The lease is contracted **inside** Section 24-28 of the Landlord & Tenant Act 1954 (Part II). The existing tenant is seeking to assign the lease to Ugur Ibrahim Yalgin t/a Maz Grill Ltd and the rental deposit is going from 6 months to 9 months.

The upper floor flats are currently let on Assured Shorthold Tenancies, both at a passing rent of £15,080 per annum exclusive per flat with vacant possession of both floors deliverable within 10 months.

## COVENANT

The unit occupied by 62 Sixty Two Waffle & Dessert Limited, an independent dessert retailer and café was established in May 2021 that has become a neighbourhood favourite. A deposit of £10,000 is held.

A deposit of £1,450 is held for each AST.



# Asset Management Opportunities

- Potential to sell off residential upper parts post refurbishment works to maximise capital receipts
- Reposition/redecorate to make internal and external of buildings more attractive to improve wider rental tones and attract stronger quality tenant
- Carefully select new tenants to improve tenant mix to reflect sociodemographic shifts in the wider area
- Refresh and renew all residential space on a rolling basis at lease events to improve rental tone and minimize void period risk
- Potential for mansard roof development to boost the density of accommodation and create further value
- Installation of solar photovoltaic (PV) panels to the roof to boost ESG credentials & building efficiency.



## Comparative residential evidence

Address	Postcode	Bedrooms	Size	Date	Price	Capital value
28 Empire Square	N7 6JN	2-bed	721 sq. ft	Q2 22	£486,370	£674 per sq. ft
5 Compton House, Sussex Way	N7 6RS	1-bed	560 sq. ft	Q2 22	£395,000	£706 per sq. ft
7 Hercules Street	N7 6AT	1-bed	527 sq. ft	Q2 22	£370,000	£702 per sq. ft
5A Annette Road	N7 6ET	1-bed	549 sq. ft	Q1 22	£373,000	£680 per sq. ft
<b>Average</b>					<b>£424,874</b>	<b>£691 per sq. ft</b>



## Planning

The subject property lies within the London Borough of Islington.

The building is understood to have long-established commercial use. The property is not listed, but it falls within a conservation area.

## Data Room

All technical information, including lease details title/register plans, and EPC, are available to interested parties upon request.

## Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details on request.

## VAT

The building is not understood to be elected for VAT.

## EPC

Energy Performance Certificates will be supplied upon request.

Offers invited in excess of **£900,000** (Eight Hundred Fifty Thousand Pounds), representing a Net Initial Yield of **7.00%** on the retail income (c.£344,000) and **£708 per sq. ft** on the residential uppers (c.£556,000).

## Further Information

All enquiries via the sole selling agents:

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