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ROBERT IRVING BURNS

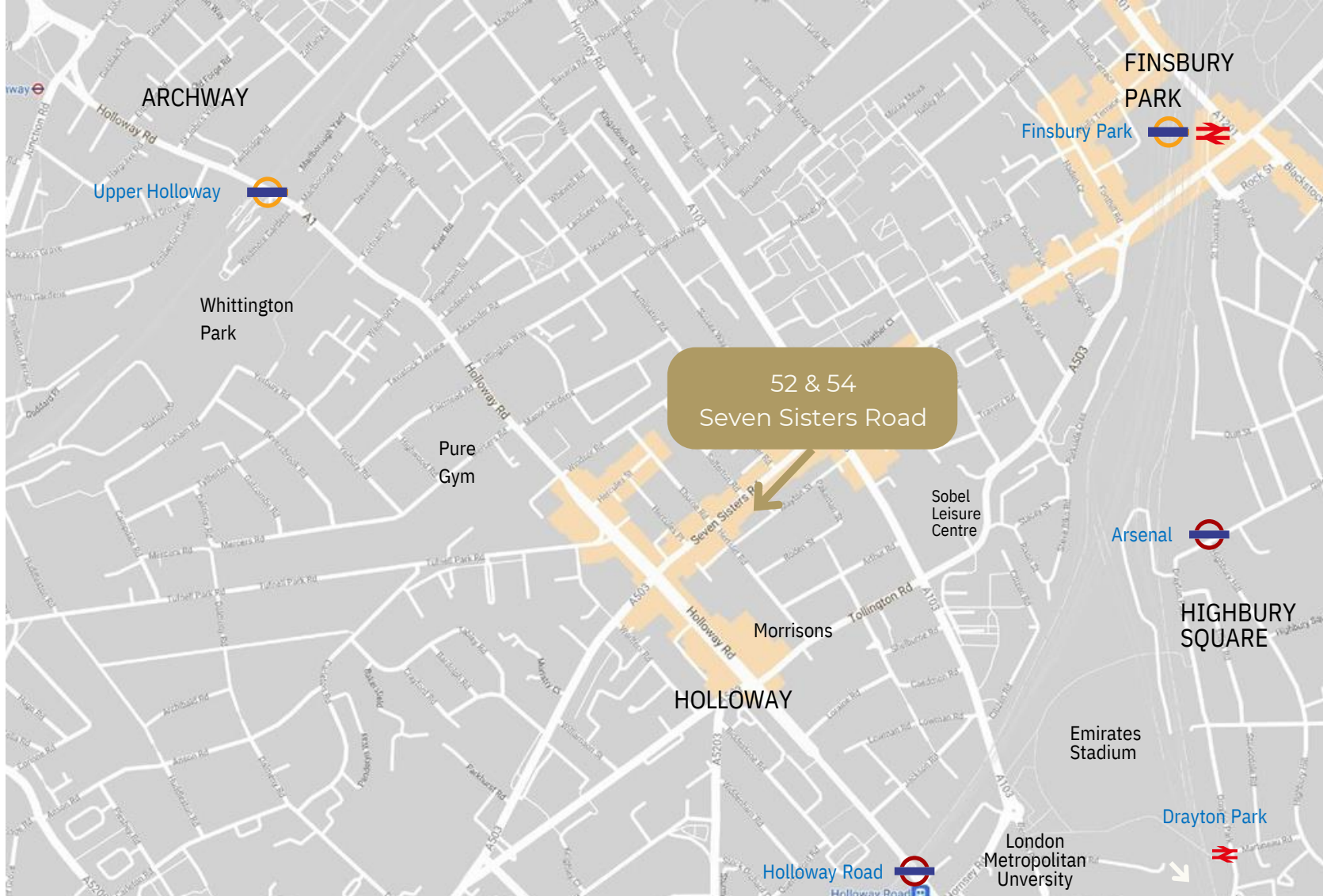
TWO ADJOINING MIXED USE  
FREEHOLDS

**FOR SALE**

SUITABLE FOR INVESTORS,  
DEVELOPERS AND/OR OWNER  
OCCUPIERS

**52 & 54 SEVEN SISTERS ROAD**

LONDON N7 6AA



## LOCATION

The subject properties are located on the south side of a one-way section of Seven Sisters Road (A503), and is situated between Holloway Road (A1) and Hornsey Road (A103). 52 and 54 Seven Sisters Road forms part of an unbroken parade of mainly local independent shops including cafes, restaurants and retailers.

Local amenities include Finsbury Park and the Emirates Football Stadium.

There are good transport links in the vicinity with Holloway Road (Piccadilly), Finsbury Park (Piccadilly and Victoria Line) and National Rail Stations within a few minutes walking distance to the property. There are bus routes on Holloway Road, Seven Sisters Road, and the surrounding areas.

## DESCRIPTION

The subject properties are two adjoining freehold buildings, both arranged over ground and three upper floors.

52 Seven Sisters Road comprises a ground floor shop with a rear ground floor office and a two bedroom flat on the upper parts. The office and residential are accessed via a separate side entrance on street level. There is a flat roof towards the rear of the first floor.

54 Seven Sisters Road comprises a ground floor shop with a kitchen and WC's to the rear. There is a two bedroom flat on the upper parts which is accessed via a sperate entrance at street level, and also benefits with a flat roof towards the rear of the first floor.



Flat Roof N°54



Retail N°54



Residential N°52



Residential N°52

## FLOOR AREAS AND TENANCIES

52 SEVEN SISTERS ROAD					
FLOOR	TENANT	LEASE EXPIRY	RENT £PA	SQFT	Notes
Ground	El-Saad Engineering Limited t/a N7 Daily Discount	24 December 2024	£30,000	725	The lease is inside the L&T Act 1954.
Upper Parts				838	
<b>SUB TOTAL</b>			<b>£30,000</b>	<b>1,563</b>	
54 SEVEN SISTERS ROAD					
FLOOR	TENANT	LEASE EXPIRY	RENT £PA	SQFT	Notes
Ground	Vacant	N/A		686	
Upper Parts				850	
<b>SUB TOTAL</b>				<b>1,536</b>	
<b>TOTAL</b>			<b>£30,000</b>	<b>3,099</b>	

Note: The floor areas have been provided to us by a Third Party and all interested parties should verify this as part of their due diligence.

## LEGAL COSTS

Each party is to bear their own legal costs.

## EPC

Available on request.

## TENURE

Freehold, subject to the occupational leases.

## PRICE

£1,250,000 (One Million Two Hundred and Fifty Thousand Pounds) subject to contract.

## VAT

The properties are not elected for VAT.

## CONTACT INFORMATION

For further information, please contact Joint Sole Agents,  
**ROBERT IRVING BURNS**

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### **Nick Sherling**

Nick.s@rib.co.uk

0207 927 0649

### **Damien Field**

damien@rib.co.uk

0207 927 0620



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