



119 Holloway Road

London, N7 8LT

## Substantial Mixed Use Freehold Opportunity with Fully Licensed HMO.

1,355 sq ft  
(125.88 sq m)

- Handsome flat-fronted building.
- Excellent commercial tenant.
- Favourable future rent review opportunities.
- Residential Uppers (HMO) Class C4.
- Current combined yield of 5.95%.
- Superbly positioned Islington Freehold.

# 119 Holloway Road, London, N7 8LT

## Summary

<b>Available Size</b>	1,355 sq ft
<b>Price</b>	£950,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

A striking and extremely well positioned building offering a very strong diversified investment. The ground floor offers a delightful retail unit currently occupied as a café with a large rear garden and full kitchen. The commercial lease has a term of 9-years unexpired with Rent reviews due in 2026, 2029 & 2032.

The upper floors are currently laid out as a fully licensed HMO with each room having their own kitchenette & en-suite facilities. These rooms have been well-maintained by the current ownership and are currently fully let producing an income of £44,199.96 which we have been informed is below market value. There could be scope for further development in the future given the large rear garden that is currently occupied by the commercial tenant (STPP).

There is a strong and highly supportive local community with retailers benefiting from this appetite for commerce, resulting in an unusually low vacancy rate along the parade.

## Location

This building occupies an exceptional frontage on one of the most prominent parades across Highbury & Islington, which is reinforced by the quality of the nearby occupiers. Transport Links are abundant with the Victoria Line and Overground accessible within a couple of minutes from Highbury & Islington Tube and numerous bus routes leading directly to the City.

## Terms

Guide Price: £950,000.

Rateable Value: £10,250.

EPC Rating: Upon Enquiry.

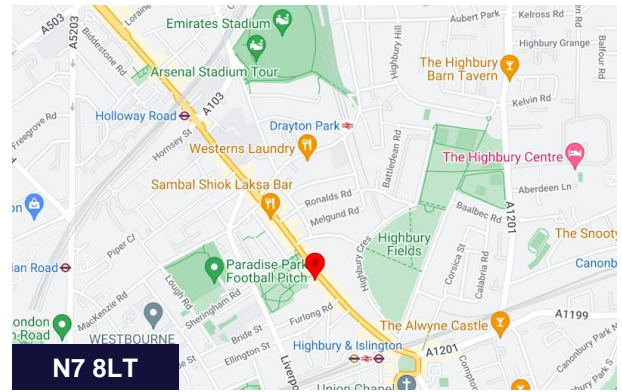
Use Class: Mixed Use.

Local Authority: London Borough of Islington.

Possession: Subject to the occupying tenancies.

VAT Status: To be confirmed.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



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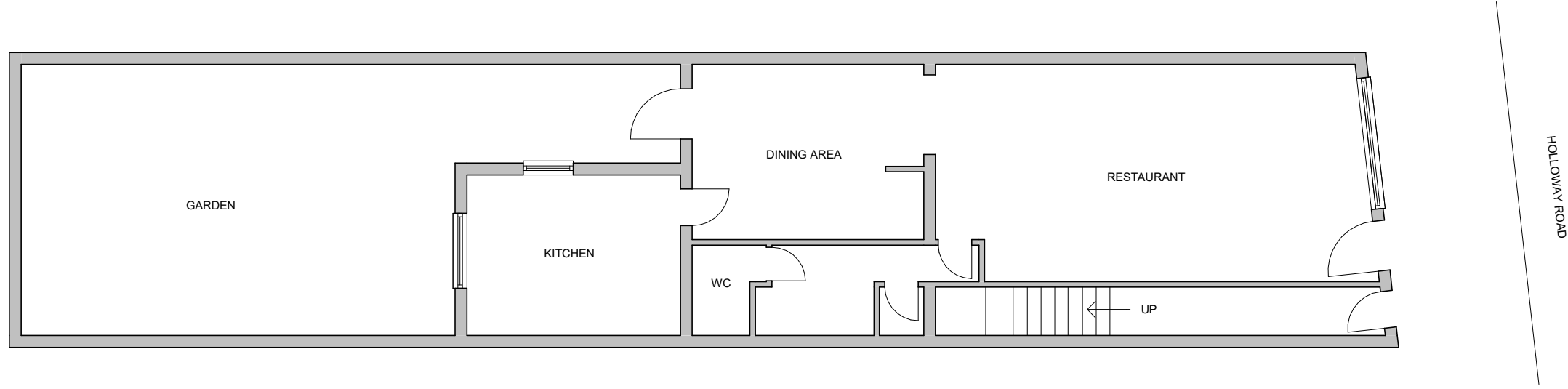


**Adam Stackhouse**

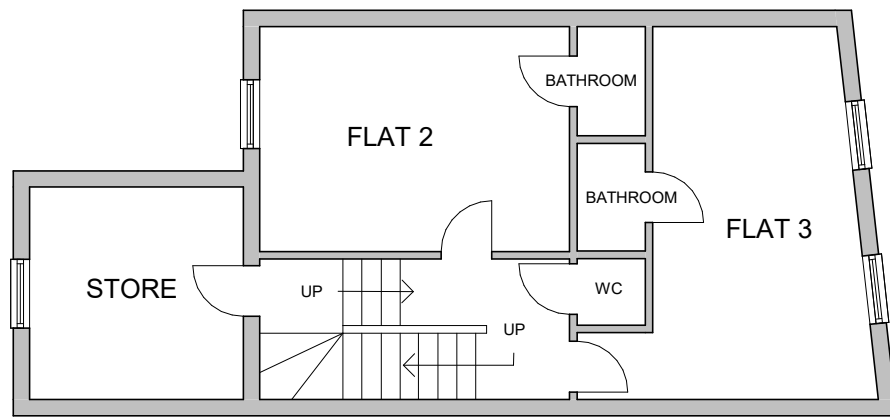
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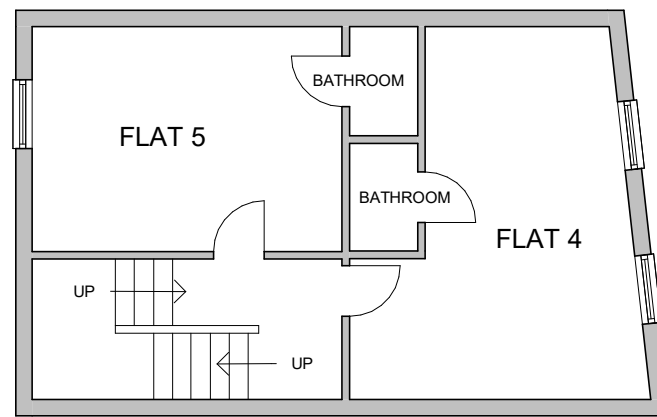
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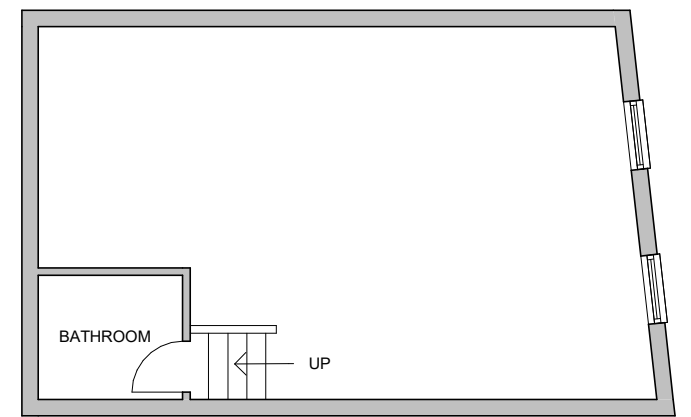
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

