

London - 95 Seven Sisters Road and 165 & 167 Hornsey Road, N7 6RA  
Freehold Mixed Retail Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



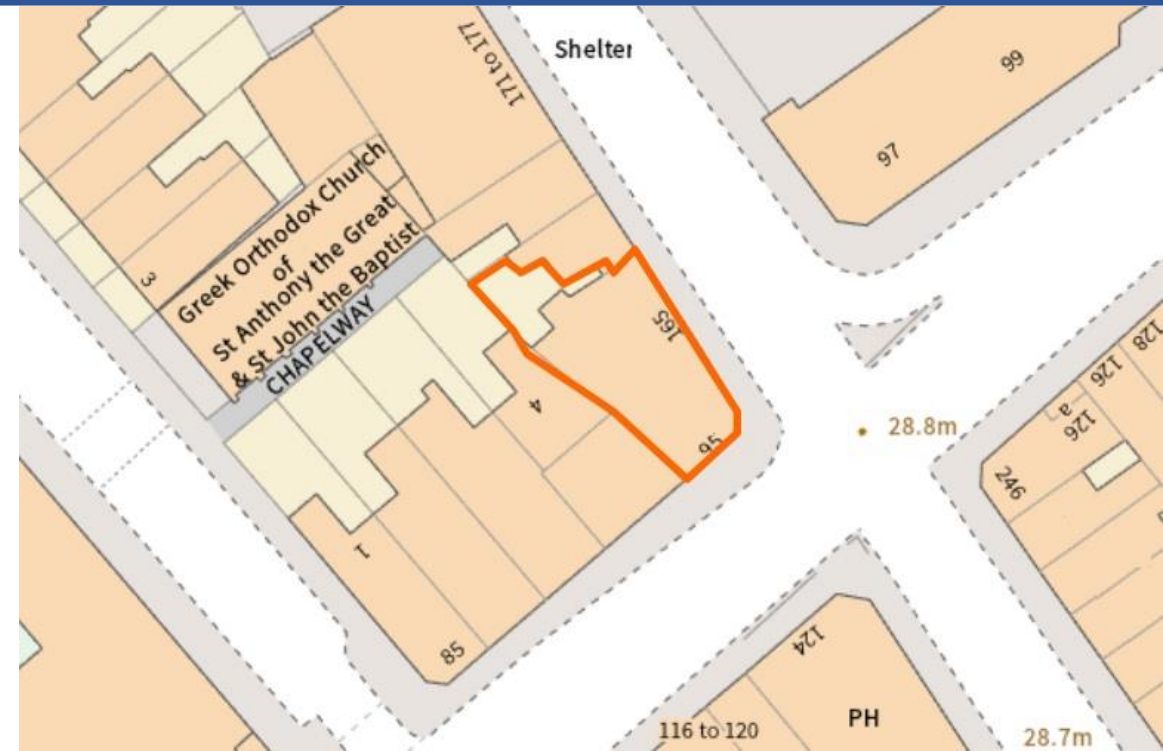
# London - 95 Seven Sisters Road and 165 & 167 Hornsey Road, N7 6RA

## Freehold Mixed Retail Investment



### Investment Consideration:

- OIRO: £1,175,000
- Gross Initial Yield: 5.53%
- Rent: £65,000 p.a.
- VAT is NOT applicable to this property.
- The property is arranged on basement and ground floor to provide a large ground floor and basement mixed retail investment.
- The residential upper parts have been sold off on a 999 year lease at a peppercorn ground rent.
- Occupiers close by include Poundstretcher, Peacocks, Tesco Express and McDonald's, amongst others



### Tenancies & Accommodation:

Property	Accommodation		Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 95 Seven Sisters Road and 165 &amp; 167 Hornsey Road</b>	Ground Floor	170 sq m (1,829 sq ft)	Hansali Corporate Limited t/a The Junction	20 years from 19th February 2018	£65,000	Note 1: FRI Note 2: Rent review every 5th year linked to RPI Note 3: No breaks
	Basement	124 sq m (1,334 sq ft)				
	Total:	294 sq m (3,163 sq ft)				

(1) The floor areas are taken from the VOA website. Not inspected by Blue Alpine.

**Total**

**£65,000**

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### Property Description:

The property is arranged on basement and ground floor mixed retail with the residential upper parts sold off on a 999 year lease at a peppercorn ground rent. The property benefits from a prominent corner position in a thriving residential and commercial area.

The property provides the following accommodation and dimensions:

Ground Floor: Retail Shops	170 sq m (1,829 sq ft)
Basement: Retail Shops	124 sq m (1,334 sq ft)
Total area size:	294 sq m (3,163 sq ft)

### Tenancy:

The entire property is at present let to Hansali Corporate Limited t/a The Junction for a term of 20 years from the 19th February 2018 at a current rent of £65,000 per annum. The lease contains full repairing and insuring covenants. The property has A1 and A3 usage.



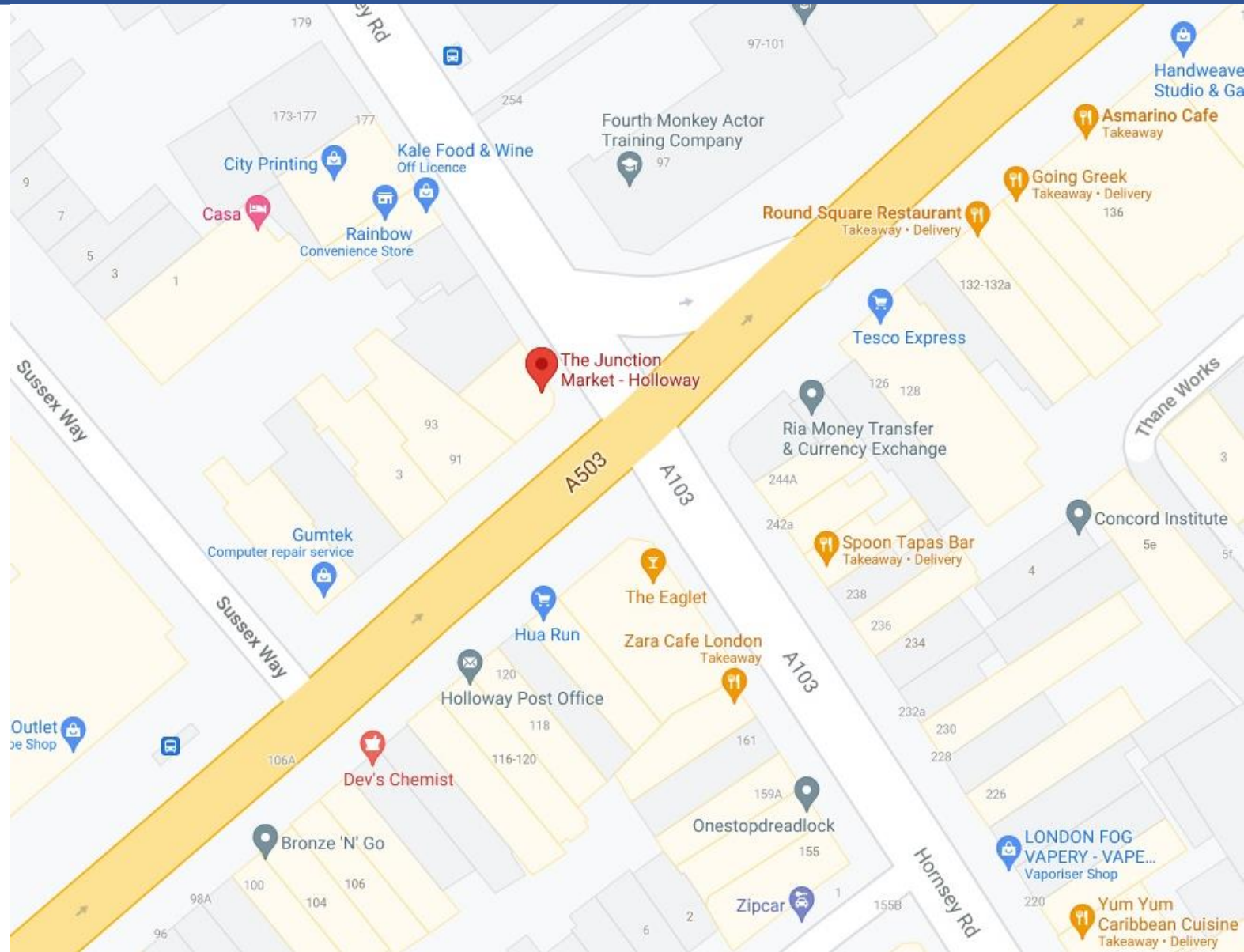
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### Location:

The property occupies a predominant position on the corner of Seven Sisters Road (A503) and Hornsey Road (A103), less than 0.4 km (0.25 miles) east of the A1 (Holloway Road), within a densely populated residential and commercial area. Nag's Head Shopping Centre is 0.27 km (0.17 miles) away. The Nag's Head area is one of two major retailing centres in London Borough of Islington with over 225 shops, leisure facilities, bars and restaurants. The property is situated within a short walking distance to the Sobell Leisure Centre and Emirates Stadium with the North Campus of London Metropolitan University also close by. The area is well served for transport communications: Finsbury Park (Main Line Rail, Victoria and Piccadilly London Underground Lines) is 0.88 km (0.55 miles) to the north east and Arsenal Underground Station (Piccadilly Line) is 0.64 km (0.4 miles) to the east. Seven Sisters Road and Hornsey Road are major bus routes along which there are numerous services running at frequent intervals.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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