

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



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

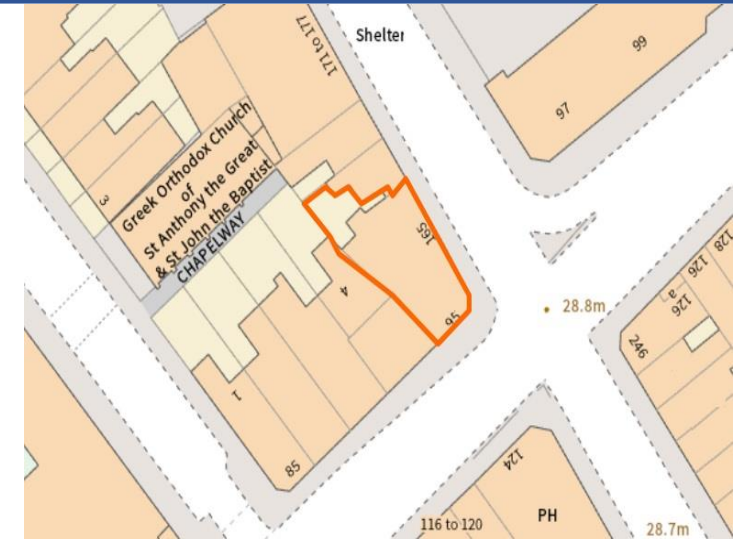


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Investment Consideration:

- Purchase Price: £1,200,000
- Gross Initial Yield: 6.25%
- Rental Income: £75,000 p.a.
- VAT is NOT applicable to this property
- Let until 2038. No breaks. Rent review every 5th year linked to RPI
- Comprises retail marketplace arranged over ground floor and basement
- The property hosts retailers such as street food takeaways, café, massage parlour, souvenir shop and more
- 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
No. 95 Seven Sisters Rd (Ground Floor & Basement)	Ground Floor	170 sq m (1,829 sq ft)	Hansali Corporate Limited t/a The Junction	20 years from 19th February 2018	£75,000	Note 1: FRI Note 2: No breaks Note 3: Rent review every 5th year linked to RPI (2% collar and 4% cap)
	Basement	124 sq m (1,334 sq ft)				
	Total:	294 sq m (3,163 sq ft)				
No. 165 & 167 Hornsey Rd (Upper Floors)	12 Residential Flats: Sold off		Sold-off	999 Years	Peppercorn	Note 1: FRI
Total					£75,000	

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Property Description:

Comprises large corner retail premises arranged over ground floor and basement. The property trades as retail marketplace and hosts occupiers such as street food takeaways, café, massage parlour, souvenir shop and more. The upper parts comprise of 12 residential flats which have been sold-off on long leasehold (999 years).

The property provides the following accommodation and dimensions:

Ground Floor: 170 sq m (1,829 sq ft)

10 retail units, storage, amazon locker, outdoor space,

Basement: 124 sq m (1,334 sq ft)

4 retail units, management office, storage

Total area size: 294 sq m (3,163 sq ft)

Tenancy:

The retail 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 £75,000 per annum and the lease contains full repairing and insuring covenants. No break clause. Rent review every fifth year linked to RPI (4% cap and 2% collar)



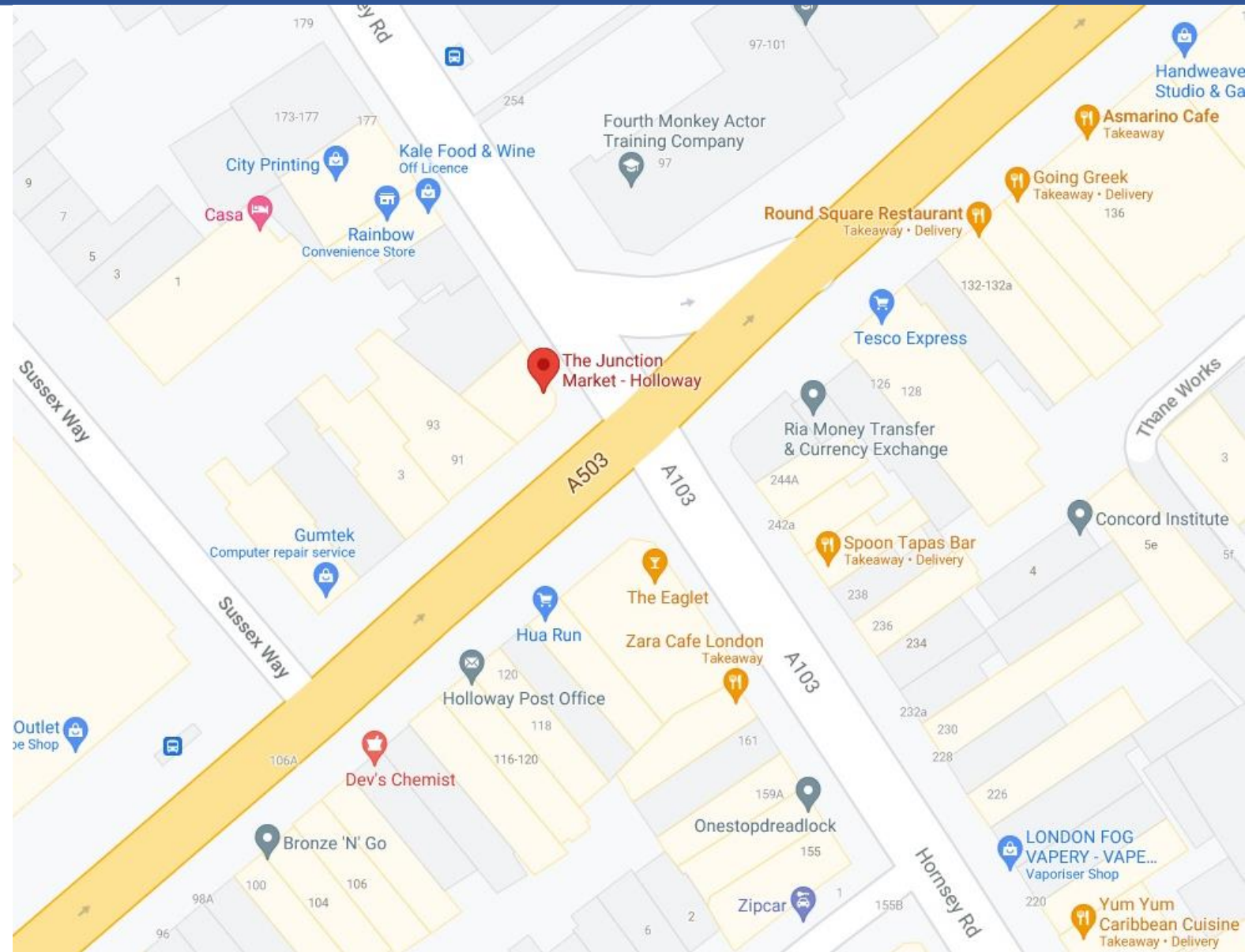
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Location:

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:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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