

London N7 - 9 Campdale Road N7 0EA
Virtual Freehold Restaurant Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Virtual Freehold Restaurant Investment



Investment Consideration:

- Purchase Price: £325,000
- Gross Initial Yield: 8.00%
- Rental Income: £26,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor restaurant with full commercial kitchen at basement level.
- Future development potential to convert to residential, subject to getting consents.
- Pavement in front of property included. Full height glass frontage.
- Occupiers nearby include Post Office, Budgens and Newsagent, amongst others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 9 (Ground Floor/ Basement)	Ground Floor: Restaurant: Basement: Kitchen, WC Total size: 74.79 sq m (805 sq ft)	Wolf Kitchen Ltd	12 Years from 22 June 2015	£26,000	Note 1: FRI Note 2: Deposit held of £5,486.25 Note 3: Lease outside of the Landlord & Tenant Act 1954
Total				£26,000	

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Property Description:

The property comprises a café/restaurant arranged over ground floor and basement, with benefit of owning the pavement in front, providing the following accommodation and dimensions:

Ground Floor: Restaurant/Bar (30 covers)

Gross Frontage 14'2"

Internal Width 14'0"

Shop & Built Depth 27'2"

Basement: Kitchen Area Approx. 304 sq ft

Total area size of 74.79 sq m (805 sq ft)

Tenure:

Leasehold. Held on a lease for 999 years from 2nd February 2021 at peppercorn ground rent with no restrictions for development.

Tenancy:

The property is at present let to Wolf Kitchen Ltd t/a Bear + Wolf Café (having two branches) for a term of 12 years from 22nd June 2015 at a current rent of £26,000 per annum and the lease contains full repairing and insuring covenants. Deposit held of £5,486.25. Lease outside of the Landlord & Tenant Act 1954.



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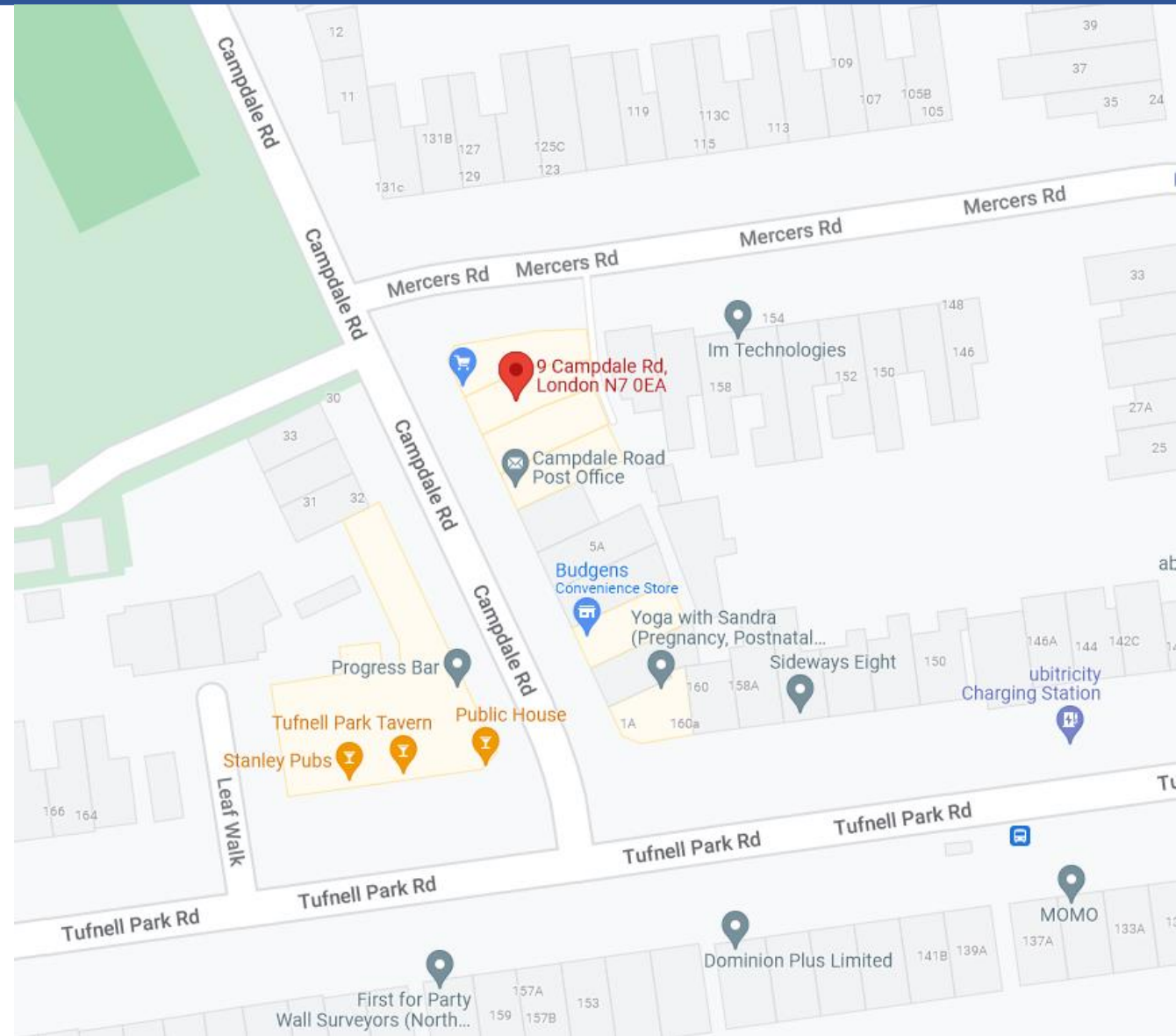


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Location:

Holloway is an inner-city district of the London Borough of Islington, 3.3 miles (5.3 km) north of Charing Cross, which follows the line of the Holloway Road (A1). The property is located on Campdale Road, close to Tufnell Park Playing Fields and the junction with Tufnell Park Road. Occupiers nearby include Post Office, Budgens, Tufnell Park Tavern and Newsagent, amongst others.



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Contacts:

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



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BLUE ALPINE

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