

**FREEHOLD RETAIL INVESTMENT
FOR SALE**

**1,250 Sq Ft (116 Sq M)
HOLLOWAY ROAD, LONDON N7**



LOCATION: The property is located along the busy Holloway Road, close to its junction of Liverpool Road and Drayton Park. The property is within a short walking distance of the Emirates Stadium and the London Metropolitan University. Transport links are excellent with Holloway Road (London Underground Piccadilly Line), Highbury & Islington (London Underground Victoria Line & London Overground) and Drayton Park (National Rail) Stations in close proximity. Numerous bus routes also serve the area.

DESCRIPTION: The property comprises a retail unit arranged over ground floor and basement with 2 x one-bedroom flats above which benefit from separate access.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL AREAS ARE APPROXIMATE:

| | | |
|------------------------------------|--------------------|-----------------------|
| Ground Floor (Commercial - Sales): | 322 Sq Ft | 30 Sq M |
| Basement (Commercial - Ancillary): | 143 Sq Ft | 13 Sq M |
| First Floor (Residential): | 382 Sq Ft | 35 Sq M <i>Flat 1</i> |
| Second Floor (Residential): | 403 Sq Ft | 37 Sq M <i>Flat 2</i> |
| TOTAL AREA | 1,250 Sq Ft | 116 Sq M |

TENANCIES:

Commercial

The premises are currently let to Mr Ugur Ibrahim Yalgin on a Full Repairing and Insuring Lease for a term of 10 years from July 2021, subject to an open market, upward only rent review at the end of the 5th year, at a rental of **£25,000** per annum exclusive.

Residential

Both flats are currently let on Assured Shorthold Tenancies (AST):

Flat 1: **£16,200** per annum

Flat 2: **£15,840** per annum

TOTAL INCOME: **£57,040** per annum

PRICE: **£950,000**

LEGAL COSTS: Each party to bear their own legal costs.

IDENTIFICATION: Under the Money Laundering Regulations Act 2017, we are obliged to verify the identity of proposed buyers prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

VIEWING: Strictly by appointment through SOLE agents as above

CONTACT: Mert Seyhan
020 7482 1203 / 07506 732734
mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk