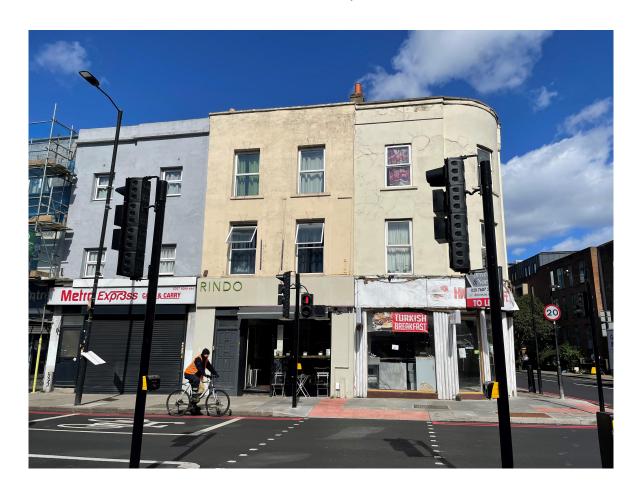
COMMERCIAL





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

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COMMERCIALProperty Particulars



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 Flat 1 Second Floor (Residential): 403 Sq Ft 37 Sq M Flat 2

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

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SUBJECT TO CONTRACT

66-70 Parkway, London NW1 7AH