

**MIXED USE PROPERTY – SHOP + 2 FLATS**

**FREEHOLD FOR SALE**

**1,555 Sq Ft (144.50 Sq M)**

**46 SEVEN SISTERS ROAD, LONDON N7 6AA**



**LOCATION:** Located on a vibrant parade along Seven Sisters Road, just moments away from Holloway Road and Nag's Head Market. Emirates Stadium is a mere 15-minute walk from the property. Transport links are excellent, with both Holloway Road (Piccadilly Line) and Finsbury Park (Victoria Line, Piccadilly Line, London Overground, and National Rail) Stations nearby. The area is also well-served by numerous bus routes.

**DESCRIPTION:** This property offers a ground floor retail unit accompanied by two self-contained flats situated above.

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66-70 Parkway, London NW1 7AH

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**ALL MEASUREMENTS ARE APPROXIMATE:**

Ground Floor - Commercial	780 Sq Ft	(72.50 Sq M)
1 <sup>st</sup> Floor - Residential (Flat 1)	312 Sq Ft	(29 Sq M)
2 <sup>nd</sup> Floor - Residential (Flat 2)	463 Sq Ft	(43 Sq M)
<b>TOTAL</b>	<b>1,555 Sq Ft</b>	<b>(144.50 Sq M)</b>

**TENURE:** Freehold

**TENANCIES:** Commercial

The premises are currently let to Kiswah Textiles Ltd (Company No. 09488650) on a Full Repairing and Insuring Lease for a term of 10 years from December 2021, subject to a rent review & tenant-only break option at the end of the 5th year, at a rental of £24,000 per annum exclusive.

Residential

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

Flat 1: £16,800 per annum

Flat 2: £17,100 per annum

**TOTAL INCOME:** £57,900 per annum

**PRICE:** £1,150,000

**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 owner's SOLE agents as above.

**CONTACT:** Mert Seyhan  
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[mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

**SUBJECT TO CONTRACT**

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