



PLEASE NOTE: The vendors are not obliged to accept any offers and will make their choice of purchaser based on the suitability of the applicants, and their financial status. We will be pleased to answer any questions and look forward to your call.

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.



WILLIAMSON
DACE | BROWN



34 Islington Green London N18DU

- **Freehold Investment Property For Sale**
- **OIRO £700,000**
- **3 lock up shops with a rental income £44,000 per annum**
- **VAT is not applicable**

Commercial Investment comprising 3x lock up kiosks let to independent tenants with a residential maisonette above. The maisonette is being sold separately on a long lease however the vendor will consider selling both the commercial and residential elements together. The shops are located adjacent to Camden Passage and Islington Green.



34 Islington Green is located adjacent to the picturesque cobbled back street of Camden Passage and overlooking the green space of Islington Green. Islington Green is enviosly placed between Upper Street and Essex Road offering a wide variety of shops, bars and eateries. This property is conveniently positioned within a short walking distance from Angel underground station with easy access to Central London and the City.

The property comprises three lock up kiosks all let on separate commercial leases as set out in the tenancy schedule.

Total rental income equates to **£44,000 pax.**



Accommodation

(all sizes approximate) -

Units 1 and 2.

Gross Internal Area - 18.61m² (200.31ft²)

Unit 3.

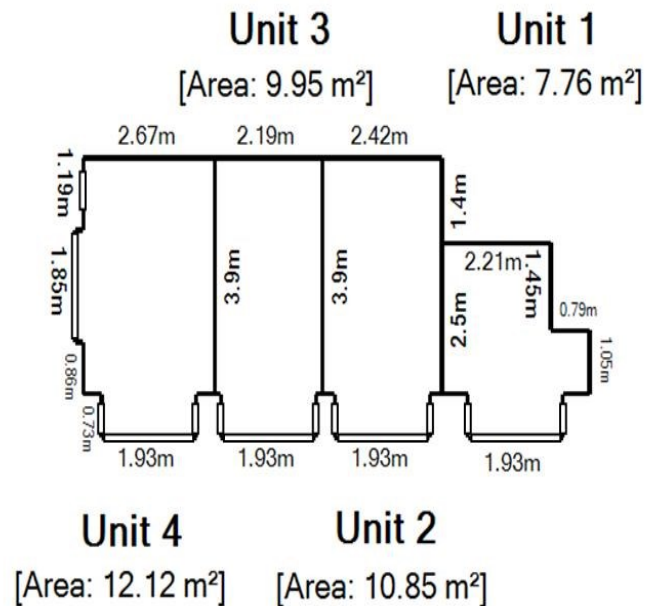
Gross Internal Area - 9.25m² (99.56ft²)

Unit 4.

Gross Internal Area - 12.12m² (130.45ft²)

Property	Accommodation	Lessee & Trade	Lease Terms	Ann. Excl. Rental	Remarks
Units 1 and 2.	18.61m ² (200.31ft ²) retail space to include WC.	Private Individual. Retail	5 years from 5/11/2020	£19,000 pax	Full Repairing Lease subject to a service charge for communal matters. Reversion in 2025
Unit 3.	9.25m ² (99.56ft ²) retail space.	Private Individual. Coffee shop	5 years from 1/11/2023	£11,000pax	Full Repairing Lease subject to a service charge for communal matters. Reversion in 2028.
Unit 4.	12.12m ² (130.45ft ²) retail space.	Private Individual. Retail	3 years from 7/8/2024	£14,000 pax	Full Repairing and insuring Lease subject to a service charge for communal matters. Reversion 2027.
Total Income				£44,000 pax	

Units 1-4, 34-34a Islington Green N1 8DU
(All measurements are internal)



Guide Price

Offers are invited in the region of £700,000 for the freehold interest subject to three commercial leases and the maisonette above sold on a long lease (999 years). Please see the tenancy schedule. The vendor is not obliged to accept the highest offer. All offers will be subject to contract.

PLEASE NOTE: The vendor will consider offers for both the commercial and residential elements. Please discuss with the selling agent.

VAT

The property is not elected for VAT.

Viewings

The retail units may be viewed by appointment only with this office.

Planning

The property falls within the London Borough of Islington. Applicants are to make their own enquiries with the local authority.

Energy Performance Ratings

Unit 1 and 2 - C (71)
Unit 3 - D (77)
Unit 4 - E (109)

Viewings By appointment only.

Contact

Chartered Surveyors
Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

Alexander Brown BSc(Hons) MRICS
Chartered Surveyor/Partner
Email: alex@wdbproperty.co.uk

www.wdbproperty.co.uk

Tel: 020 8886 4407