



Holloway Road, Upper Holloway, N19 3PH

£1,000,000



## Exciting opportunity to purchase this mixed use buildi

Exciting opportunity to purchase this mixed use building, on Holloway Road. Set on the corner of Alexander road and Holloway road, this wonderful building offers both residential and commercial investment use, with a strong income level. The shop has an expansive space, and is currently an organic supermarket. It has benefits from a rear storage / Kitchen, as well as WC, and an extensive basement which is accessed through the main shop floor. The current lease is in place until February 2037, with a £17k PA income. The upper floors are set over the top two floors and have a separate side entrance off Alexander Road. This has been converted into a four room HMO (with all required HMO works completed). Each room has its own en-suite, whilst a large shared kitchen with breakfast bar, is used by all residents. Currently the residential units are all rented and produce a combined rental income of £45,300 PA. The residential rent does include all bills, and there is scope to increase these combined rents to around £52,800 PA. The combined income is currently £62,300 PA.

### Key features:

- Freehold Building For Sale
- Shared Kitchen
- Shop and Uppers
- HMO Compliant
- Four Rooms with En-Suites
- A3 Shop with Basement

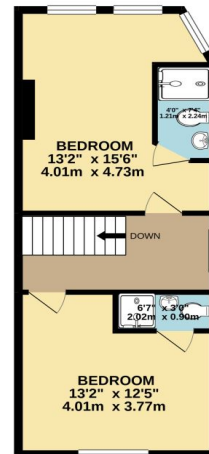
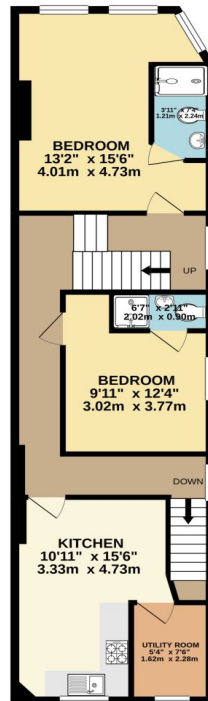
# HANLEY



GROUND FLOOR  
25 sq.ft. (2.3 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.3 sq.m.) approx.

2ND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

770-772 Holloway Road,  
London N19 3JQ

info@hanleyestates.com  
www.hanleyestates.com

T: 020 7263 3388  
F: 020 7263 3399

SALES | PROPERTY MANAGEMENT | LETTINGS



VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
Registered Office: Gallia House, 695 High Road, North Finchley, London N12 0BT



## Energy Efficiency Rating and Environmental Impact (CO<sub>2</sub>) Rating

More energy efficient

Certificate Number :



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



**115**

This is how energy efficient the building is

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Council Tax Band

Band:

*The copyright of all details, photographs and floor plans remain exclusive to Hanley Estates.*

770-772 Holloway Road,  
London N19 3JQ

info@hanleyestates.com  
www.hanleyestates.com

T: 020 7263 3388  
F: 020 7263 3399

**SALES | PROPERTY MANAGEMENT | LETTINGS**



VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
Registered Office: Galla House, 695 High Road, North Finchley, London N12 0BT