



LEASE AND BUSINESS FOR SALE
677 HOLLOWAY ROAD, LONDON N19 5SE
13-year lease from March 2023
671 sq. ft over ground floor



79 Junction Road
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DESCRIPTION

A well-presented ground floor shop with ancillary office area, stores, staff kitchen and WC. Unit includes a covered courtyard to the rear with access from Windermere Road.

It has been fitted for the current use as butchers and includes a recently fitted cold-room, fridge displays, tiled floors and walls.

LEASE

Existing lease dated 30th March 2023 for a term of 13 years (approx. 11 years unexpired) at a passing rent of £29,000 per annum. Next rent reviews on 30th March 2029 and 30th March 2034

PREMIUM

£90,000 for the fixtures, fittings and going concern of the business

ACCOMMODATION

The Property provides a Net Internal Area of 62.33 m2 (671 ft2)

LOCATION

The Property is situated on the southwest side of Holloway Road (A1) in Archway and the London Borough of Islington. Archway underground station is situated within 150 meters to the north.

Holloway Road (A1) is a major thoroughfare of North London with high levels of footfall.

PLANNING

The Property is within the London Borough of Islington. It is not listed nor situated within a conservation area. We understand that the Property has Class E use.

EPC

Band C (69). This certificate is valid until 8th December 2030

BUSINESS RATES

The Property is listed into the 2023 Rating List as "Shop and Premises" with a Rateable Value of £14,000.

Viewings strictly by appointment:

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