



LEASE AND BUSINESS FOR SALE

JUNCTION ROAD, LONDON N19 5QU

15-year lease from Completion
671 sq. ft over ground floor



79 Junction Road
London N19 5QU
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DESCRIPTION

A well-presented ground floor shop with ancillary stores and WC. Unit includes a self-contained studio flat with access from Brookside Road.

It has been fitted for the current use as Hair salon and includes glass curtain shopfront with electric security shutters.

LEASE

New 15-year lease from completion at a rent of £32,000 per annum and subject to 4-yearly rent reviews and Tenant Break options.

The flat is currently let on an assured Periodic Tenancy on a monthly rent of £1,425 (£17,100 per annum)

PREMIUM

£75,000 for the fixtures, fittings and going concern of the business

ACCOMMODATION

The commercial unit provides a Net Internal Area of 65.59 m² (706 ft²)

The residential studio flat provides a Gross Internal Area of 24.00 m² (258 ft²)

LOCATION

The Property is situated on the south side of Junction Road in Archway and the London Borough of Islington. Archway underground station is situated within 200 meters to the north.

Junction Road is a main arterial route of North London linking Archway and Camden 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

Shop - Band B (44). This certificate is valid until 11th June 2035

Flat - Band D (59). This certificate is valid until 26th August 2030

BUSINESS RATES

The Property is listed into the 2026 Rating List as "Shop and Premises" with a Rateable Value of £28,000.

Viewings strictly by appointment:

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