



268 Upper Street, London, N1 2UQ

Offers Over £1,400,000

268 Upper Street, London N1 2UQ

Freehold Shop and Residential Upper Part Investment

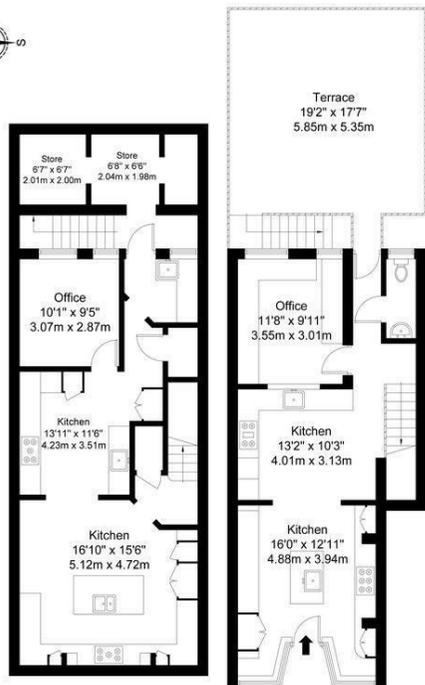
Alwyne Estates are delighted to market a rare opportunity to acquire a Freehold Shop and Residential Upper Part investment producing in excess of £79,000 per annum. The shop is arranged over 1300sqft (121.9sqm) and is currently let as a retail unit for £50,000 per annum with the lease due to expire 28/11/2028

Flat 1 is arranged over 381sqft (35.4sqm) and is currently let on an AST for £24,600 per annum.
Flat 2 is arranged over 727sqft (67.8sqm) and is currently let to a controlled tenant for £4.956 per annum.



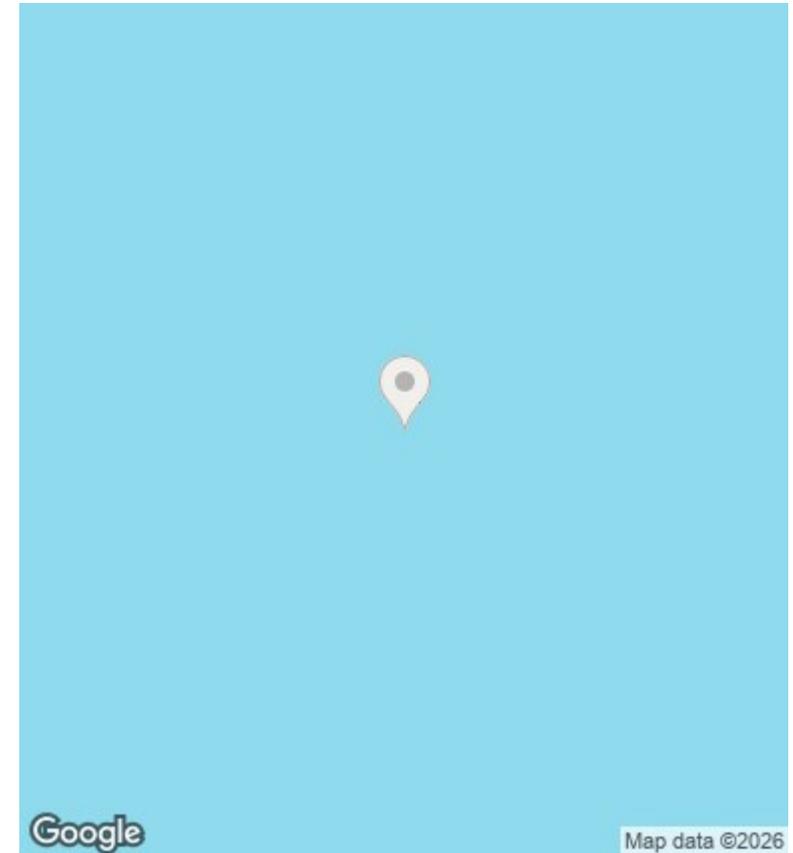
Council Tax Band: C





Lower Ground Floor
 Ground Floor
Upper Street, N1
 Total Gross Internal Area = 111.7 sq m / 1202 sq ft
 Stores = 10.2 sq m / 110 sq ft
 Total = 121.9 sq m / 1312 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



