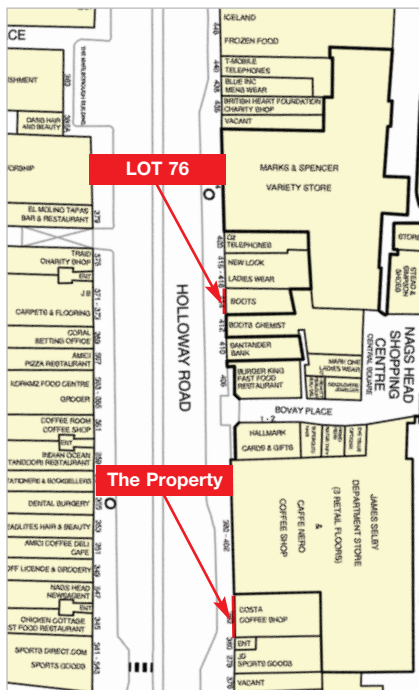


London N7

382 Holloway Road Holloway N7 6PN

- Freehold Shop and Residential Ground Rent Investment
- Shop let to Costa Ltd on a lease expiring 2021 (no breaks)
- Busy North London location between James Selby Department Store and JD Sports
- Important Rent Review 2016
- Total Current Rents Reserved **£60,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Holloway Road (A1) is the main shopping destination for Holloway which is located within the London Borough of Islington, immediately to the north of the City of London. Holloway benefits from excellent communications via the A1 and Archway London Underground Station (Northern Line). The property is situated in a busy trading position, close to the Nags Head Shopping Centre and between James Selby Department Store and JD Sports. Other occupiers close by include Marks & Spencer, New Look, O₂, Santander, Iceland and a double unit let to Boots (**Lot 76**).

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor shop with residential above, which will be sold off on a long lease at completion.

Buyer's Premium
The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Costa Ltd	Gross Frontage 6.05 m (19' 10") Net Frontage 5.35 m (17' 6") Shop & Built Depth 16.65 m (54' 7") Basement (2) 184.9 sq m (1,990 sq ft)	10 years from 24.01.2011 Rent review in 5th year FR & I (1)	£60,000 p.a.	Rent Review 2016
Upper Floor	Happy Leisure Ltd	First and Second Floor Residential	New 999 year lease from completion	Peppercorn	Reversion 3012

- (1) Subject to a Schedule of Condition on the basement only.
- (2) Not inspected by Allsop. Areas taken from www.2010.voa.gov.uk

Total £60,000 p.a.