

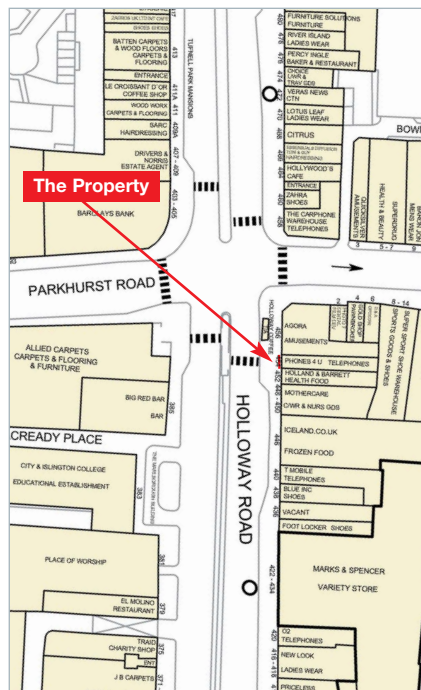
London N7

454 Holloway Road (A1)

Holloway N7 6QA

- **Well Located Freehold Shop Investment**
 - Entirely let to Phones 4U Ltd
 - Lease expires 2016
 - Situated in front of a pedestrian crossing, close to Marks & Spencer and within a popular mobile phone retailer position
 - No VAT applicable
 - Rent Review 2011
 - Current Rent Reserved
- £42,100 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 Holloway London Underground Station (Piccadilly Line). The property is located on the north side of Holloway Road (A1) in an excellent trading position, close to its junction with Parkhurst Road and Seven Sisters Road (A503). The property is situated immediately in front of a pedestrian crossing and a short distance from Marks & Spencer, within an area popular with mobile phone retailers. Occupiers close by include Holland & Barrett (adjacent), T-Mobile, Iceland, O2, Mothercare, The Carphone Warehouse, Superdrug, Barclays and Allied Carpets (opposite).

Description

The property is arranged on ground and three upper floors to provide a ground floor shop with staff accommodation to the rear and storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	4.35 m	(14' 3")
Net Frontage	3.90 m	(12' 9")
Shop Depth	17.65 m	(57' 10")
Built Depth	22.75 m	(74' 8")

Ground Floor	80.00 sq m	(861 sq ft)
First Floor	42.30 sq m	(455 sq ft)
Second Floor	36.25 sq m	(390 sq ft)
Third Floor	28.40 sq m	(306 sq ft)
Total	186.95 sq m	(2,012 sq ft)

Tenancy

The entire property is at present let to PHONES 4U LIMITED for a term of 10 years from 24th August 2006 at a current rent of £42,100 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: In excess of 470.
Website Address: www.phones4u.co.uk
For the year ended 31st December 2009, Phones 4U Limited reported a turnover of £619.6m, a pre-tax profit of £420,000 and a net worth of £103.1m. (Source: riskdisk.com 08.11.2010.)

VAT

VAT is not applicable to this lot.

Documents

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

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor G Constant Esq, Philip Ross Solicitors. Tel: 0207 636 6969 Fax: 0207 7785 9151 e-mail: gconstant@lawstep.co.uk