



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 on the north side of Holloway Road close to the junction with St Johns Villas and a short distance from Archway Underground Station (Northern Line) and Upper Holloway Rail Station. Occupiers close by include Sainsbury's, Budgens, Paddy Power, William Hill, KFC, Chesneys Fires and a number of local traders.

Description

The property is arranged on ground and three upper floors to provide two ground floor shops with staff and storage accommodation to the rear and six flats above that have been sold off on long leases. There is an enclosed yard to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
756	Tunay Cesme (Dry Cleaners)	Gross Frontage 5.65 m (18' 6") Net Frontage 3.75 m (12' 4") Shop Depth 9.35 m (30' 8") Built Depth 15.25 m (50')	10 years from 03.05.2011 Rent review every 5th year FR & I Tenant break clause at expiry of the 3rd year	£10,000 p.a.	Rent Review 2016
758	Cheque Centres Properties Ltd (1)	Gross Frontage 5.40 m (17' 8") Net Frontage 4.95 m (16' 3") Shop Depth 9.50 m (31' 2") Built Depth 22.05 m (72' 4")	10 years from 13.07.2011 Rent review every 5th year FR & I Tenant break clause at expiry of the 5th year	£15,000 p.a.	Rent Review 2016
Six Flats	Six Lessees (2)	First, Second & Third Floors – Six Flats	Six leases each for terms of 99 years from 24.06.1985 at £100 pa (rising by £100 pa every 33 years)	£600 p.a.	Rising to £1,200 pa in 2018

(1) www.chequecentre.co.uk

Cheque Centre was founded in 1996 and trade from a number of stores throughout the UK.

(2) Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.

Total £25,600 p.a.

London N19 756-758 Holloway Road and 16 Criterion Mews N19 3JF

- Freehold Shop and Residential Ground Rent Investment
- Comprises two shops and six flats (sold off on long leases)
- Situated close to Archway Underground Station
- No VAT applicable
- Shop Rent Reviews 2016
- Total Current Rents Reserved
£25,600 pa

SIX WEEK COMPLETION AVAILABLE

