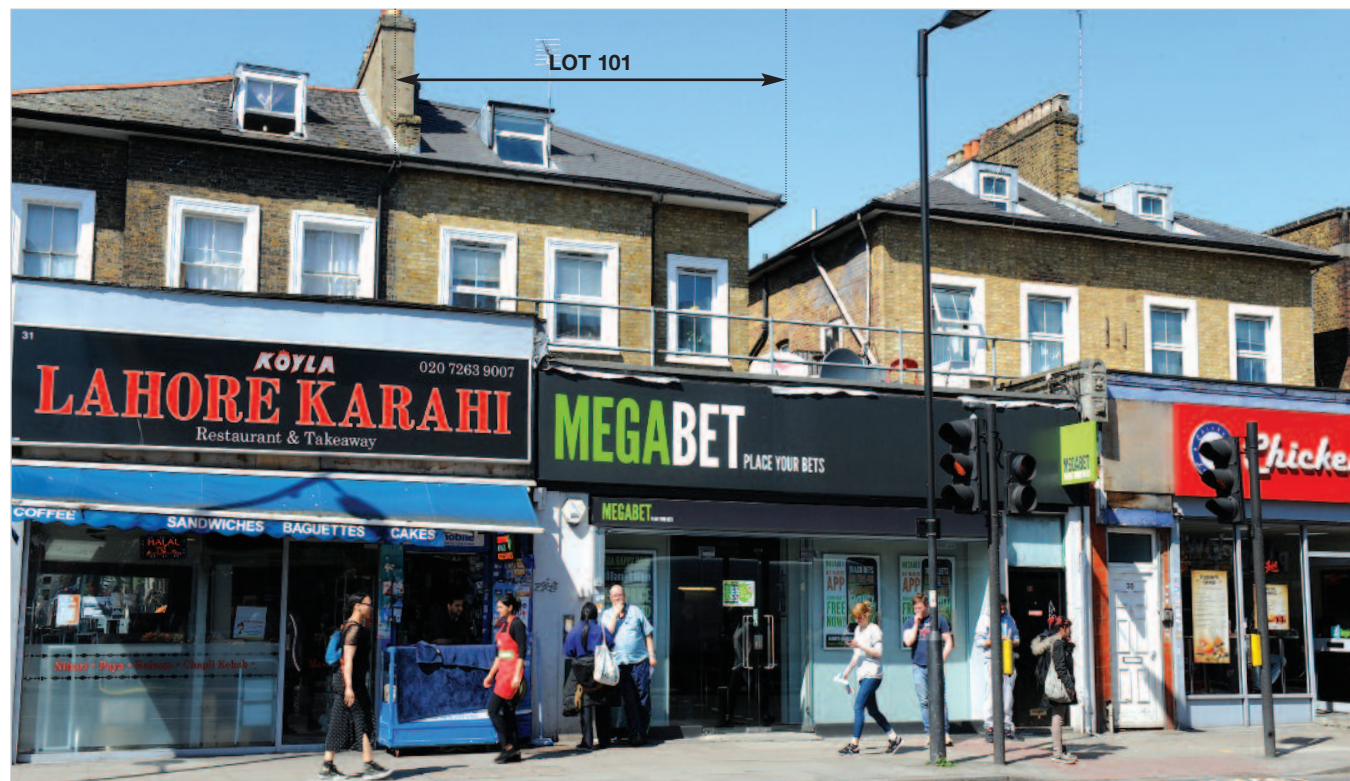
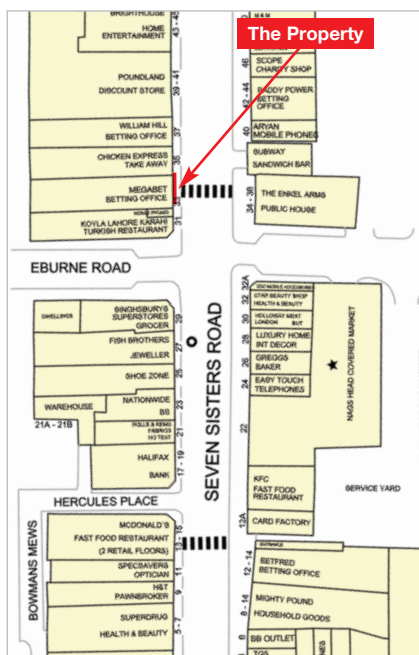


# London N7

## 33 Seven Sisters Road Holloway N7 6AY

- **Freehold Shop and Residential Investment**
- Comprising a shop and four flats
- Shop let to Megabet (UK) Limited on a lease expiring in 2023 (no breaks)
- Nearby occupiers include McDonald's, KFC and Greggs
- Within 0.6 miles of the Emirates Stadium and Holloway Road Underground Station
- No VAT applicable
- Total Current Rents Reserved  
**£112,810.40 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 well located on the north side of Seven Sisters Road (A503), close to its junction with Eburne Road. Holloway Road Underground Station (Piccadilly Line) and Arsenal's Emirates football stadium are within 0.6 miles of the property, whilst Finsbury Park Rail and Underground Station (Victoria and Piccadilly Lines) is within 0.7 miles. Occupiers close by include McDonald's, Poundland, Costa Coffee, BrightHouse, William Hill, Greggs, Shoe Zone, Nationwide, Halifax, KFC, Card Factory, Specsavers, Superdrug, Betfred, Carphone Warehouse and Cashino, amongst many others.

### Description

The property is arranged on ground and three upper floors to provide a ground floor shop, a self-contained ground floor flat and three self-contained flats above accessed from the front. The ground floor flat also benefits from a rear garden and additional access from the rear lane.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
33	Megabet (UK) Limited (t/a Megabet) (1)	Gross Frontage (inc. entrance to uppers) 7.75 m (25' 5") Net Frontage 5.50 m (18' 0") Ground Floor (2) 90.20 sq m (971 sq ft)	15 years from 22.12.2008 Rent review every 5th year FR & I	£37,500 p.a.	Rent Review 2018
Flat 1	Individual(s)	Ground Floor Flat – 2 Rooms, Kitchen/Living Room, Bathroom, Garden	12 month Assured Shorthold Tenancy from 20.09.2010	£24,000 p.a.	Holding over
Flat 2	Powered by Rooms Ltd	First Floor Flat – 4 Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 04.01.2017 (sub-let)	£24,000 p.a.	Holding over
Flat 3	Individual	Second Floor Flat – Room, Kitchen/Living Room, Bathroom	12 month Assured Shorthold Tenancy from 24.10.2009	£13,655.20 p.a.	Holding over
Flat 4	Individual	Second Floor Flat – Room, Kitchen/Living Room, Bathroom	12 month Assured Shorthold Tenancy from 24.11.2009	£13,655.20 p.a.	Holding over

(1) Megabet is the new trading name for Stan James. They currently trade from over 100 shops across the UK.

Website Address: [www.megabet.co.uk](http://www.megabet.co.uk)

(2) Not inspected by Allstop. Areas taken from Valuation Office Agency.

**Total £112,810.40 p.a.**

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** V Parikh Esq, Harold Benjamin Solicitors. Tel: 0208 422 5678 e-mail: [vijay.parikh@haroldbenjamin.com](mailto:vijay.parikh@haroldbenjamin.com)



