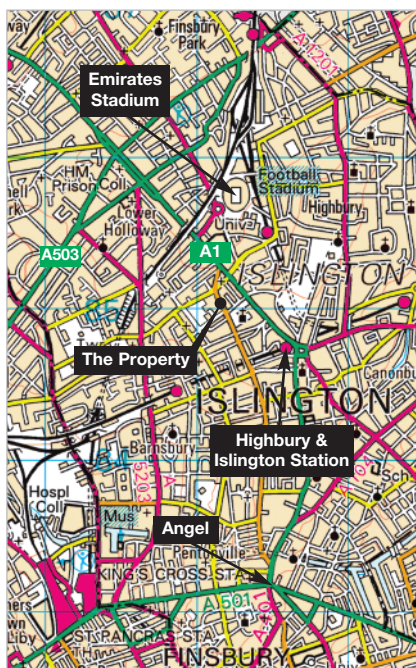


# **London N7** **489 Liverpool Road** **Highbury** **N7 8NS**

- **Long Leasehold Restaurant Investment**
- Let until 2023 (no breaks)
- Prominent location in densely populated North London suburb
- Rent Review 2018
- Reversion 2023
- Current Gross Rent Reserved

**£29,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

## **Tenure**

Leasehold. Held for a term of 125 years from 22nd June 2001 (thus having some 111 years unexpired) at a ground rent of £300 per annum doubling every 25 years.

## **Location**

Highbury is a densely populated cosmopolitan area of North London within the Borough of Islington and home to Arsenal Football Club. The A1 (Holloway Road) gives access to Central London to the south and M25 Motorway to the north. Highbury and Islington Station provides both Underground and Overground rail services. The property is prominently situated on the corner of Liverpool Road and Sherringham Road, and adjacent to the attractive St Mary Magdalene Garden in a prominently residential area.

## **Description**

The property is arranged on basement and ground floor to provide a restaurant to the ground floor together with customer WCs, kitchen, office and staff room to the basement. The property benefits from an external terrace to the front.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>69.1 sq m</b>	<b>(744 sq ft)</b>
<b>Ground Floor</b>	<b>58.3 sq m</b>	<b>(628 sq ft)</b>
<b>Total</b>	<b>127.4 sq m</b>	<b>(1,372 sq ft)</b>

**NB. Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)**

## **Tenancy**

The entire property is at present let to LA DOLCE VITA COFFEE BAR LTD for a term of 20 years from 24th February 2003 at a current rent of £29,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **Tenant Information**

[www.ladolcevitaaislington.co.uk](http://www.ladolcevitaaislington.co.uk)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see website.

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** Ms S Hung, RFB. Tel: 020 7613 1402 e-mail: [s.hung@rfblegal.co.uk](mailto:s.hung@rfblegal.co.uk)