

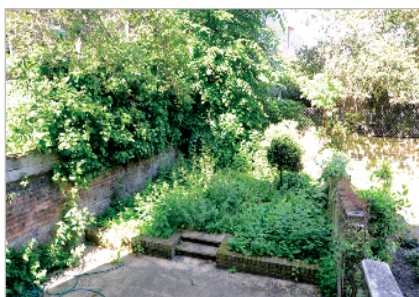
London EC1V

387 City Road

Islington

EC1V 1NA

- **Freehold Office Investment**
- Located in affluent central London location, within 200 metres of Angel Underground Station (Northern Line) 🚇
- Comprises office building of 180 sq m (1,934 sq ft) and five floors
- Potential for residential conversion (subject to consent)
- Car spaces to the front
- Current Rent Reserved
£60,000 pa



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



Tenure

Freehold.

Location

Islington is an affluent and densely populated commercial and residential area approximately 1 mile north of the City of London. It benefits from excellent communications, being at the junction of the A1 (which links the City to the North Circular Road) and the A501, which links to King's Cross and the West End.

The property is located on the northern side of City Road (A501), some 0.1 miles to the east of its junction with Upper Street (A1). Angel Underground Station (Northern Line) is located approximately 200 metres to the north-east, and Old Street Rail and Underground Station (Northern Line) is some 0.8 miles to the south-west.

Occupiers close by include The National Autistic Society, Fitness First, Jamie's Italian, Virgin Active, The Co-operative Bank, Starbucks and Santander, amongst many other local traders in a residential area.

Description

This attractive Grade II listed property is arranged on basement, ground and three upper floors and comprises office accommodation. To the front is off-street parking for 3 cars.

The property provides the following accommodation and dimensions:

| | | |
|-----------------------------|------------------|--------------------|
| Basement Offices | 38.0 sq m | (409 sq ft) |
| Ground Floor Offices | 33.6 sq m | (462 sq ft) |

| | | |
|-----------------------------|-------------------|----------------------|
| First Floor Offices | 39.4 sq m | (424 sq ft) |
| Second Floor Offices | 40.3 sq m | (434 sq ft) |
| Third Floor Offices | 28.3 sq m | (300 sq ft) |
| Total | 179.6 sq m | (1,934 sq ft) |

Tenancy

The entire property (together with further accommodation in the adjacent building) is at present let to PEPPERS LLP SOLICITORS for a term of 4 years from 2nd April 2016 at a current rent of £75,000 per annum. The lease contains full repairing and insuring covenants. The demise includes part only of 385 City Road, which is not included in the sale. The rent due to the Freeholder of 387 City Road is apportioned at £60,000 per annum.

Planning

All enquiries should be made to Islington London Borough Council. Website Address: www.islington.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website 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 M Scott Esq, Moxon & Barker. Tel: 01777 602999 e-mail: tracey@moxon-barker.co.uk

