

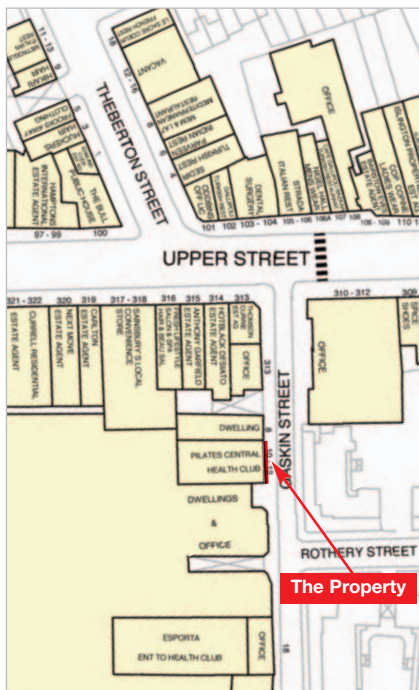
London N1

10-12 Gaskin Street Islington N1 2RY

- **Freehold Studio and Residential Investment**
- **Busy and affluent Islington location off Upper Street**
- **Comprises a fitness and beauty studio and flat above**
- **Studio Rent Review 2014**
- **Total Current Rents Reserved**

£76,019 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Islington is a busy and diverse borough of Central London, being both residential and a commercial centre. Islington benefits from good transport links, with Angel Underground Station (Northern Line) lying within a few hundred metres of the property.

The property is just off Upper Street in a mixed residential and commercial area near the junction with Rothery Street.

Nearby traders include an Esporta Club, Strada, Nando's, Carluccio's Restaurant, estate agents including Bairstow Eves, Hamptons, Currell and Currell and Sainsbury's Local.

Description

The property is arranged on ground and three upper floors to provide a pilates studio on ground, floor with beauty salon and treatment rooms at first and second floors. The flat is accessed from the communal stairway. Overall the property provides a total of 2,910 sq ft (excluding 3rd floor flat).

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 70 London N1**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, First & Second	Pilates Central Ltd	Ground Floor 147.80 sq m (1,590 sq ft) First Floor 61.35 sq m (660 sq ft) Second Floor 61.30 sq m (660 sq ft)	10 years from 23.07.2009 Rent review every fifth year FR & I	£56,000 p.a.	Rent Review 2014
Third Floor	Two individuals	Third Floor Flat – Three Rooms, Kitchen and Bathroom	12 months from 05.06.2010	£20,019 p.a.	Reversion 2011

NB: The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.

Total £76,019 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

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