

London N7

8/10 Blenheim Court

62 Brewery Road

Holloway N7 9NY

- **Leasehold Office Investment**
- All let to Arsenal Football Club on a lease expiring 2021
- Busy North London suburb
- Comprises 685.1 sq m (7,375 sq ft) of office accommodation within a secure courtyard with on-site parking for nine cars
- VAT is not applicable
- 2009 Rent Reviews Outstanding
- Reversions 2021
- Total Current Net Rents Reserved

£61,750 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held from The City Corporation for a term of 125 years from 1989 (thus having approximately 103 years unexpired) at a rent of £20,000 per annum, based on 30% of the rents receivable.

Location

Holloway is a densely populated suburb of North London located between Islington, Archway and Camden. The area benefits from good road communications being served by the A1, A503 and A400 arterial roads. Furthermore the area benefits from good rail and underground connections with Caledonian Road, Kentish Town and Highbury & Islington stations close by and Kings Cross St Pancras within 1 mile.

The property is situated on the north side of Brewery Road within a gated development adjacent to Caledonian Park. Caledonian Road Underground (Piccadilly Line) Station and Caledonian Road and Barnsbury rail stations are within easy reach. Local occupiers include ETC Ltd and British Transport Police.

Description

The property is arranged on ground and two upper floors to provide office accommodation within a secure courtyard location. The ground and first floor is arranged as one open-plan suite whilst the second floor is arranged as three suites. There is on-site parking for 9 cars.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please email your request with full contact details to viewings@allstop.co.uk

In the subject box of your email please ensure that you enter **Lot 27 London N7.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 8	Arsenal Football Club (1) (Not in occupation)	Ground Floor Office First Floor Office Second Floor Office	18 years from 13.06.2003 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2009 (Outstanding) Landlord quoted £27,000 p.a.
Unit 9	Arsenal Football Club (Not in occupation)	Ground Floor Office First Floor Office Second Floor Office	25 years from 14.05.1996 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2009 (Outstanding) Landlord quoted £46,250 p.a.
Unit 10	Arsenal Football Club (Not in occupation)	Ground Floor Office First Floor Office Second Floor Office	25 years from 14.05.1996 Rent review every 5th year FR & I	£31,750 p.a.	Rent Review 2009 (Outstanding) Landlord quoted £54,500 p.a.
		Total	685.1 sq m (7,375 sq ft)	Total £81,750 p.a.	

Areas are measured on a Gross Internal Area in accordance with the RICS code of Measuring Practice.
NB. The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.
(1) Website Address: www.arsenal.com

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 Yvonne Raymond, Hamblins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: yraymond@hamblins.co.uk