

London N7 **440 Holloway Road** **(inc. land to rear of** **438 & 440 Holloway** **Road)** **Holloway** **N7 6QA**

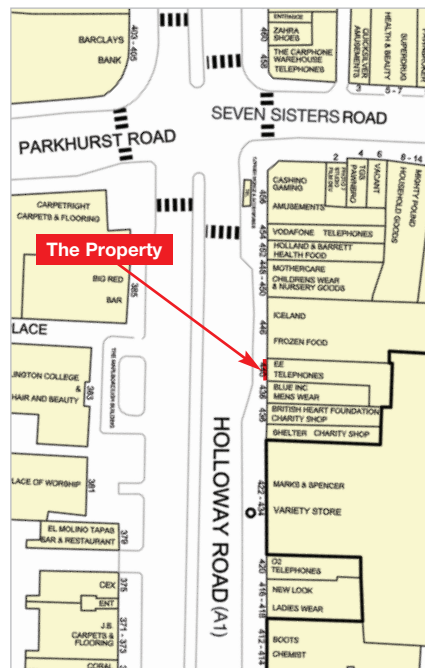
- **Freehold Shop Investment**
- Entirely let to Everything Everywhere Ltd (t/a EE) until 2017
- Well located in a prominent trading position on Holloway Road (A1)
- Upper parts with potential for residential conversion, subject to the existing lease and all necessary consents being obtained
- VAT not applicable
- Current Rent Reserved

£57,000 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

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 east side of Holloway Road, close to its junction with Seven Sisters Road (A503) and some 0.4 miles north-west of Holloway Road Underground Station which is serviced by the Piccadilly Line. Occupiers close by include Iceland, Blue Inc (both adjacent), Mothercare, Holland and Barrett, Marks & Spencer, O2, Vodafone, Barclays, New Look and Santander amongst many others.

Description
The property is arranged on basement, ground and three upper floors to provide a ground floor shop with storage, staff and ancillary accommodation to the rear. The upper floors and the basement are currently unused by the tenant.

The property provides the following gross internal accommodation and dimensions:

Gross Frontage	5.15 m	(16' 10")
Net Frontage	4.75 m	(15' 7")
Shop Depth	16.75 m	(54' 11")
Built Depth	30.7 m	(100' 8")
Basement (1)	150.48 sq m	(1,620 sq ft)
Ground Floor	128 sq m	(1,378 sq ft)
First Floor	53.86 sq m	(580 sq ft)
Second Floor	43.2 sq m	(465 sq ft)
Third Floor (1)	41.9 sq m	(451 sq ft)
Total	417.43 sq m	(4,493 sq ft)

(1) NB. Not inspected by Allsop. Area taken from www.voa.gov.uk

Tenancy

The entire property is at present let to EVERYTHING EVERYWHERE LTD (t/a EE) for a term of 25 years from 24th June 1992 at a current rent of £57,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. NB. The lease is excluded from the security of tenure provisions of the Landlord & Tenancy Act 1954.

Tenant Information

No. of Branches: 550+. EE, part of the BT Group, is the largest and most advanced digital communications company in Britain, delivering mobile and fixed communications services. They were the first European operator to surpass the 12 million 4G customer landmark. Website Address: www.ee.co.uk

Planning

The upper floors may have potential for residential conversion, subject to the existing lease and obtaining all the necessary consents. All enquiries should be referred to Islington Borough Council : www.islington.gov.uk

VAT

VAT is not applicable to this lot. Please note the Receivers believe the VAT information to be correct but its accuracy cannot be guaranteed.

Documents

The legal pack will be available from the website www.allsop.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 Austin Judson, Walker Morris. Tel: 0113 283 2656 e-mail: austin.judson@walkermorris.co.uk

