

# London N7

## 214/216 Hornsey Road Holloway N7 7LL

- **Freehold Shop and Residential Investment**
- Comprises double shop unit and two self-contained flats
- Well located in densely populated district
- No VAT applicable
- Shop Rent Review 2017
- Total Current Rents Reserved  
**£45,930 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Holloway is a densely populated inner-city suburb within the London Borough of Islington. The area is well connected by road, with the A1 (Holloway Road) running through the heart of the district. The area is served by Holloway Road (Piccadilly Line) and Upper Holloway (Overground) Stations.

The property is situated on the east side of Hornsey Road between its junctions with Kinloch Street and Seven Sisters Road. Occupiers close by on Seven Sisters Road include Tesco Express, William Hill, Post Office, Peacocks, 99p Stores and a pharmacy.

### Description

The property is arranged on basement, ground and two upper floors to provide a double fronted shop at ground floor level with ancillary storage and a WC to the basement. The upper floors comprise two self-contained one bedroom flats both of which are accessed to the south side of No. 214 fronting Hornsey Road. The upper floors above 216 comprise a flat which has been sold off on a long lease.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

Shop: (See website).

Flats: EPC Rating 72-63 Band C-D.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor 214-216	Impromill Ltd	Gross Frontage 9.40 m (30' 10") Net Frontage 7.90 m (25' 11") Shop & Built Depth 21.35 m (70') Basement 72.10 sq m (776 sq ft)	10 years from 04.11.2014 Rent review every 3rd year FR & I	£23,000 p.a.	Rent Review 2017
214A	Individual	First Floor – 2 Rooms, Kitchen and Bathroom	4 month Assured Shorthold Tenancy from 06.08.2014	£11,960 p.a. (annualised)	Holding over
214B	Individual	Second Floor – 2 Rooms, Kitchen and Bathroom	6 month Assured Shorthold Tenancy from 01.07.2014	£10,920 p.a. (annualised)	Holding over
216A	Individual	Flat (Not inspected)	125 years from 25.03.1993	£50 p.a.	Reversion 2118

**Total £45,930 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

**Seller's Solicitor** C Theo Esq, Lorrells LLP. Tel: 0207 681 8888 e-mail: [ctheo@lorrells.com](mailto:ctheo@lorrells.com)