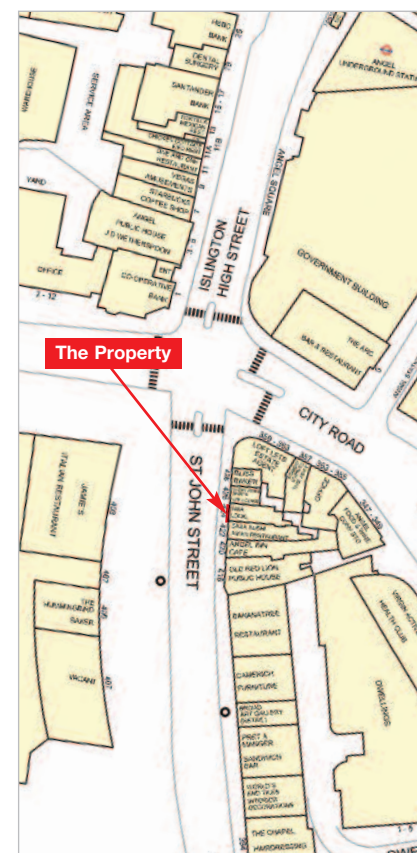


London EC1V 424 St John Street EC1V 4NJ

- **Virtual Freehold Shop Investment**
- 15 year lease expiring 2028
- Prominent central London location
- Trading as Nisa Local
- Rent Review 2023
- Current Rent Reserved

£37,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Long Leasehold. Held for a term of 999 years from 6th September 2013 at a ground rent of a peppercorn.

Location

Islington is a popular, prosperous and diverse borough of central London, being both a 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 situated on the east side of St John Street immediately south of its junction with Pentonville Road, City Road and Islington High Street. Occupiers close by include Jamie's Italian, The Hummingbird Bakery (both opposite) and a Pret a Manger, with Co-Operative Bank, Starbucks, JD Wetherspoon and Santander located close by on Islington High Street.

Description

The property is arranged on basement and ground floors to provide a ground floor shop with ancillary accommodation to the basement. The upper floors comprise residential accommodation and do not form part of the sale.

The property provides the following accommodation and dimensions:

| | | |
|--------------------|--------------------|-------------------------|
| Gross Frontage | 3.30 m | (10' 10") |
| Net Frontage | 2.95 m | (9' 8") |
| Shop & Built Depth | 18.55 m | (60' 10") |
| Ground Floor | 60.70 sq m | (653.39 sq ft) |
| Basement | 40.74 sq m | (438.54 sq ft) |
| Total | 101.44 sq m | (1,091.93 sq ft) |

NB. Areas taken from architect's drawings.

Tenancy

The property is at present let to HASEEB KASMIRI for a term of 15 years from 4th November 2013 at a current rent of £37,500 per annum. The lease provides for a rent review in the 10th year of the term and contains full repairing and insuring covenants. A rent deposit of £9,375 is held by the vendor.

NB. The tenant occupies the adjoining unit and have expanded their business into the subject premises.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.