

SUPERMARKET INVESTMENT FOR SALE



347-349 Goswell Road, London, EC1V 7DG

RETAIL INVESTMENT FOR SALE

AREA: 1,275 sq.ft (118 sq.m) approx. | **PRICE:** £700,000

LOCATION:

Goswell Road acts as an arterial route leading from Angel Islington into City in Central London. The property is located towards the northern end of Goswell Road. Transport links are good, being situated approximately 400m from Angel Underground Station (Northern Line) and being serviced by multiple bus routes. Local amenities are excellent with Upper Street and Sadler's Wells Theatre approx. 500m and 300m away, respectively.

DESCRIPTION:

This provides a highly visible and wide shop front at the road junction with Goswell/City Road and Angel (Islington High Street) with a self contained glazed rental entrance to Goswell Road. Internally, the unit provides high ceilings in both the ground and basement levels (which has an alternative entrance) along with a lift (not tested) which is at the rear of the unit. There are a number of A/C and cooling units installed. We have been informed that the unit is trading well.

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USE CLASS: A1 - Shops

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	1,275	118
TOTAL	1,275 sq.ft	118 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Busy pedestrian location
- Next to University
- High Profile Shop Frontage
- Income from cash machine
- Lift installed
- Large basement for storage
- Mix residential and commercial location
- High Footfall

TERMS:

Sale on a 999 year lease investment sale of supermarket with approximately 10 years remaining of the occupational copy of the lease available.

PRICE: £700,000

RATES PAYABLE: tbc

YIELD: 6%

SERVICE CHARGE: tbc

VAT: payable

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: Available upon request.

CONTACT:



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