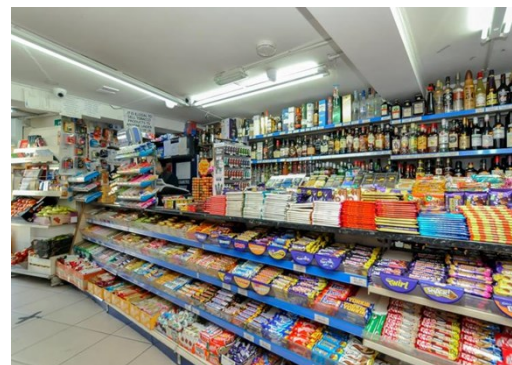


LONG LEASEHOLD SUPERMARKET INVESTMENT FOR SALE



347-349 Goswell Road, London, EC1V 7DG

LONG LEASEHOLD SUPERMARKET / 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. The forthcoming rent review has now been concluded at £45,000 per annum exclusive for the next five year period.

Regulated by:



LONG LEASEHOLD SUPERMARKET INVESTMENT FOR SALE



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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/Underground Station
- High Profile Shop Frontage
- Suitable for other uses
- Goods Lift installed
- Large basement for storage
- Mix residential and commercial location
- Lease available upon request

TERMS:

Sale on a 999 year lease investment sale of supermarket with approximately 10 years remaining of the occupational copy of the lease available. Rental review agreed £45,000 pax for the next 5 year term.

PRICE: £700,000

RATES PAYABLE: Upon demand.

YIELD: 6%

SERVICE CHARGE: Upon demand

VAT: Payable

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

EPC: Available upon request.

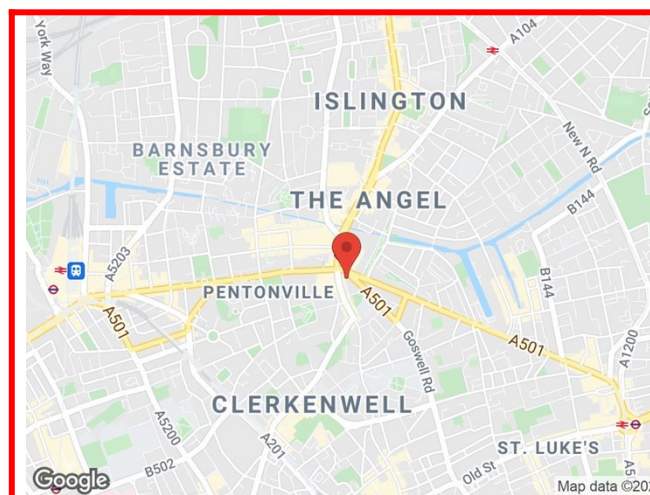
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