

FREEHOLD MIXED USE INVESTMENT FOR SALE



67-69 Essex Road, London, N1 2SF

Freehold retail and mixed investment for sale

Total Area: 2,612 sq.ft (242.66 sq.m) Price: £740,000

LOCATION:

Essex Road is a desirable and busy high street in the affluent area of Islington, North London. Situated on the northern side of Essex road between Dagmar Terrace and Gaskin Street where there is a vibrant mix of local and independent retailers. Nearby operators include Barrio and Planet Organic.

DESCRIPTION:

The property comprises the whole building of two Retail Ground Floor Units, basement and three self-contained flats. This freehold property with arranged 1st to 3rd floors are sold off on long lease hold interest with self rental payments.

The retail units have both been let recently to strong independent traders, a dry cleaners and a tattooist.

AMENITIES:

- Strong local tenants
- Long term FRI leases
- Good local trade position
- High pedestrian footfall
- Surrounded by retail occupiers
- Property in overall good condition

Regulated by:



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SCHEDULE OF AREAS & PLANNED USE:

	AREA SQ.FT	AREA SQ.M	USE	PLANNED USE
67 Essex Road	903	84	Tattoo Parlour	Sui Generis
69 Essex Road	318	30	Dry Cleaners	Sui Generis
Flat 1	497	46	Residential	C3
Flat 2	497	46	Residential	C3
Flat 3	398	37	Residential	C3
Total	2,613	243	-	-

TENANCY SCHEDULE:

	LEASE START	BREAK	NEXT REVIEW	LEASE EXPIRY	RENT £ PER ANNUM
67 Essex Road	11/07/2019	10/07/2027	Every 4 th year	10/07/2031	£25,000
69 Essex Road	10/09/2018	/	Every 4 th year	07/09/2030	£19,000
Flat 1	24/06/2008	/	Every 4 th year	23/06/2133	£250
Flat 2	24/06/2008	/	Every 4 th year	23/06/2133	£250
Flat 3	8/12/2008	/	Every 4 th year	23/06/2133	£150
Total	-	-	-	-	£44,650

TERMS: Freehold with the benefit of the existing leases. Leases available on request.

VAT: Not Applicable

RATES PAYABLE: Not Applicable

EPC: Available upon request.

SERVICE CHARGE: Not Applicable

VIEWING: Strictly by appointment only.

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

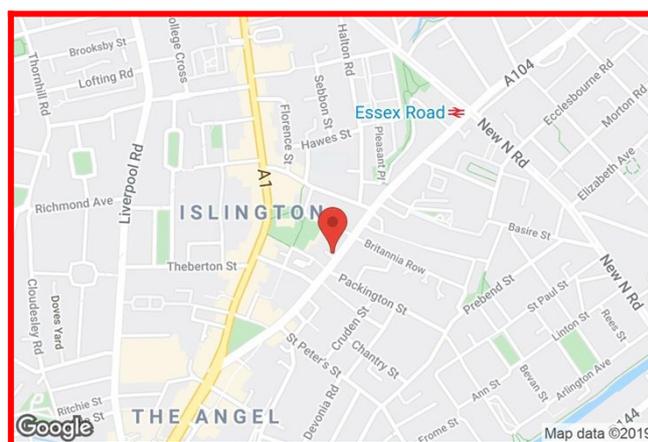
CONTACT:



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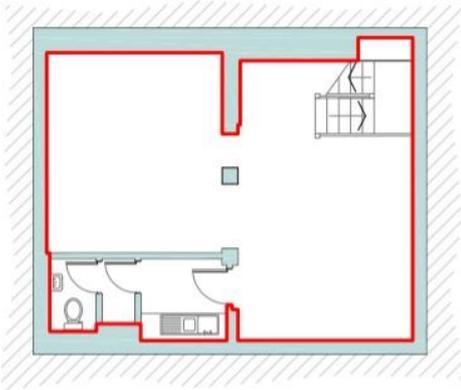
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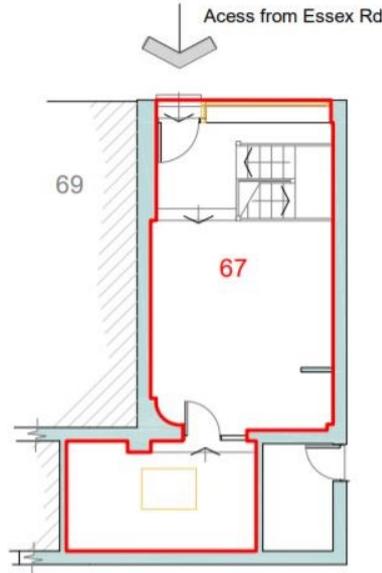
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Basement Plan



Ground Floor Plan

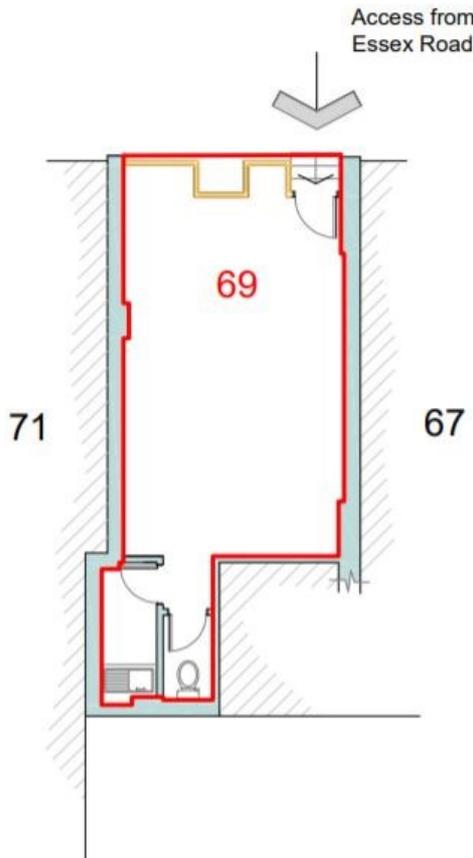


Location Plan Scale 1:1250
0 Metres 50



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Ground Floor Plan



Scale 1 to 100
0 1 2 3 4 5 metres



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