

MIXED RETAIL/RESID FREEHOLD INVESTMENT FOR SALE



67-69 Essex Road, Islington, 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 is arranged lower ground to 3rd floors with the 1st/2nd & 3rd floors being 3 residential units being sold off on long term 125 year leasehold interest with annual ground rents payable.

The retail units have both been let recently to strong independent traders, a dry cleaners and a tattooist with long term FRI leases.

AMENITIES:

- Strong Local Tenants
- Long Term FRI leases
- Good Trade Position
- Grade II Listed Property
- 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.

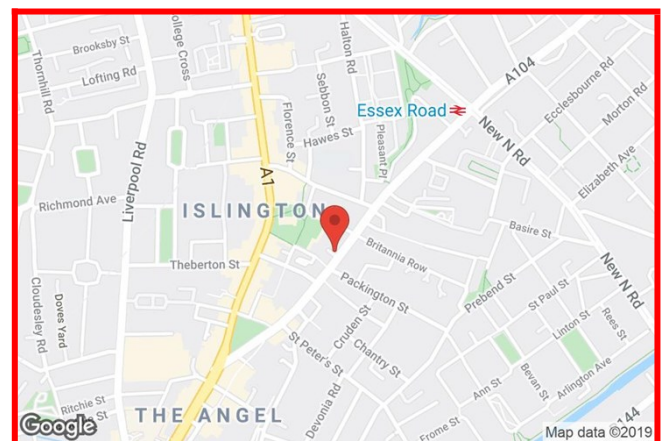
CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



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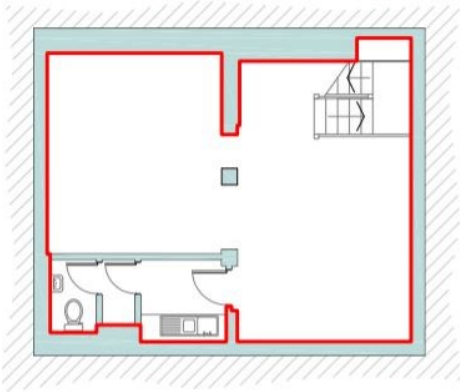
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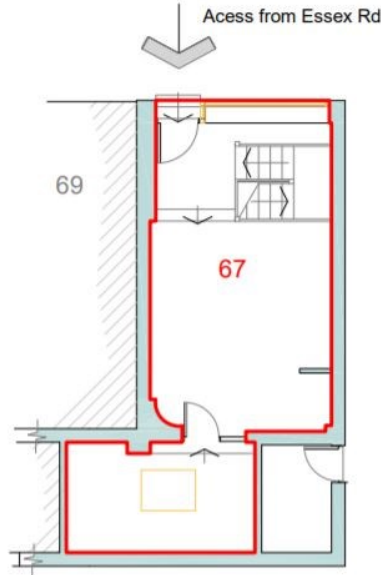
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Basement Plan



Ground Floor Plan

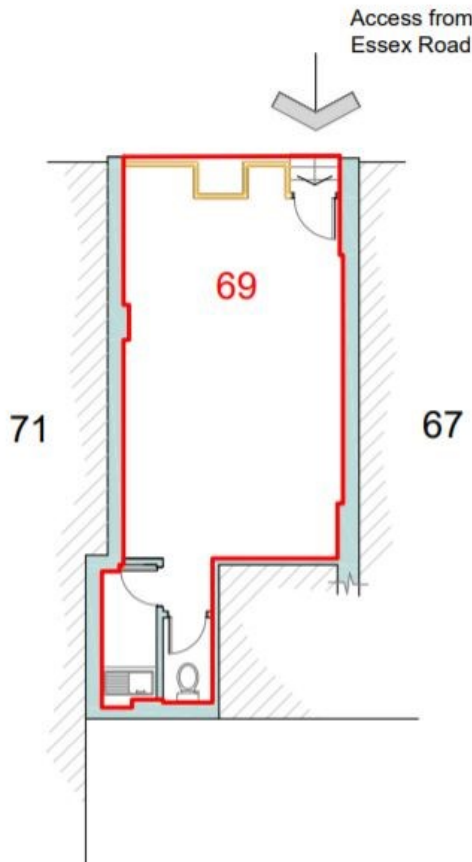


Location Plan Scale 1:1250
0 Metres 50



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Ground Floor Plan



Scale 1 to 100
0 metres 5



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