

7 Charterhouse Buildings, Goswell Road Islington, London EC1M 7AN

lot 1

Freehold Retail Investment

- Affluent Central London location
- Prominent position on Goswell Road, Clerkenwell Road and Old Street
- Nearby occupiers include Prêt à Manger, Starbucks, Pizza Express and HSBC Bank

Rent
£28,000
per annum
exclusive



On behalf of
Joint LPA
Receivers

BTWshiells
COMMERCIAL PROPERTY CONSULTANTS

Location

Miles: Zone 1, in the Borough of Islington, near the City of London
Roads: A1, A501

Rail: Barbican, Farringdon, Old Street and Angel all within 1 mile radius (Hammersmith & City, Circle, Northern, Metropolitan London Underground lines)

Air: London City, London Stansted, London Luton

Situation

The property is very well situated in a prominent position on the junction of Goswell Road, Clerkenwell Road and Old Street. The property forms part of an established parade of retail and Barbican, Farringdon, Old Street and Angel London Underground Stations are within easy walking distance.

Description

The property comprises a ground floor retail unit and ancillary storage basement. The upper 4 floors comprise of 4 one bedroom residential flats, which have been let on long leases.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Commercial Only Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	67.68 sq m	(728 sq ft)	INDIVIDUAL (t/a Mace)	10 years, from 01/04/2011 (i)	£27,000	01/04/2016
Basement	Ancillary Storage	90.34 sq m	(972 sq ft)				
First	Residential			INDIVIDUAL	125 years from 01/01/1996	£250	
Second	Residential			INDIVIDUAL	125 years from 01/01/1996	£250	
Third	Residential			INDIVIDUAL	125 years from 01/01/1996	£250	
Fourth	Residential			INDIVIDUAL	125 years from 01/01/1996	£250	
Totals		158.02 sq m	(1,700 sq ft)			£28,000	

(i) The lease provides for an option to determine at the end of the second year.

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk

Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Sheridans Solicitors
Whittington House, Alfred Place,
London WC1E 7EA.
Tel: +44 (0)20 7079 0100.
Email: zali@sheridans.co.uk
Ref: Zareen Ali.

