

lot 10

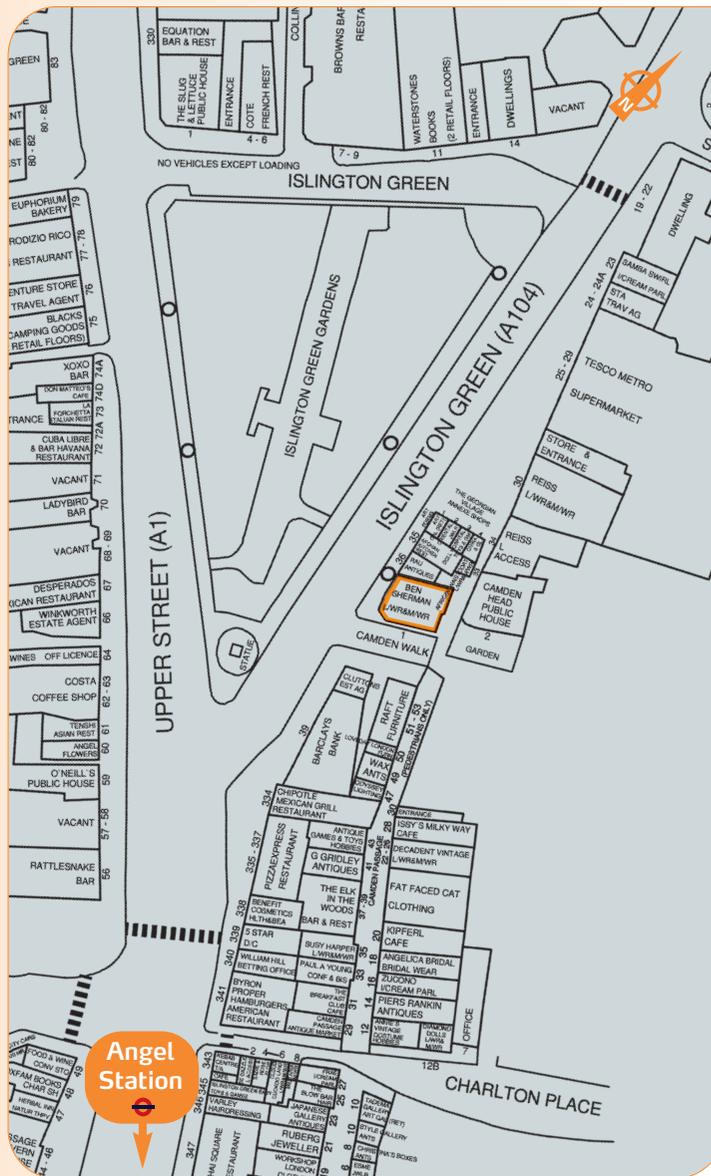
# 1/1A Camden Walk, Islington Green Islington, London N1 8DY

Rent  
**£90,750**  
per annum  
exclusive

**Prominent Freehold Retail Investment**

- Entirely let to Ben Sherman Group Limited until November 2021
- Highly fashionable North London suburb
- Prominent corner position on a busy street close to Angel Underground Station
- Nearby occupiers include Reiss, Pizza Express, Costa Coffee, Tesco and Barclays Bank
- Six Week Completion





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**Location**

Miles: Zone 1 Central London location  
1 mile north of the City of London  
Roads: Liverpool Road (B515), A1, A501 (Inner Ring Road)  
Rail: Angel Underground Station (Northern Line),  
1 mile London Kings Cross (Mainline)  
Air: London City, London Stansted, London Luton Airport and London Heathrow

**Situation**

The property, a Grade II Listed building, is situated in a prominent corner position opposite Islington Green Gardens on the northern side of Camden Walk, some 400 metres from Angel Underground Station. The property fronts Islington Green (A104) which provides direct access to the busy Upper Street (A1). Nearby occupiers include Reiss, Pizza Express, Costa Coffee, Tesco and Barclays Bank.

**Description**

The property comprises retail accommodation on ground and first floors with ancillary accommodation on basement and second floors.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	81.40 sq m	(876 sq ft)	<b>BEN SHERMAN GROUP LIMITED (1) (2) on assignment from All Saints Retail Limited</b>	15 years from 24/11/2006 until 23/11/2021 on a full repairing and insuring lease	£90,750	24/11/2016
First	Retail (2)	35.70 sq m	(385 sq ft)				
Second	Ancillary	35.20 sq m	(379 sq ft)				
Basement	Ancillary	25.30 sq m	(272 sq ft)				
<b>Totals</b>		<b>177.60 sq m</b>	<b>(1,912 sq ft)</b>			<b>£90,750</b>	

(1) For the year ending 31st January 2012, Ben Sherman Group Limited reported a turnover of £50,875,000, pre-tax profits of £1,855,000 and a total net worth of £12,602,000. (Source: www.riskdisk.com 17/09/2013)  
(2) Part of the first floor is trading as a barbershop in accordance with a licence to grant chair rental. Please see the legal pack for full details.

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