

454 Holloway Road, Holloway, Islington, London N7 6QA

Freehold Retail Investment

Lot 5

£53,500 per annum exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	82.22 sq m	(885 sq ft)	VODAFONE	10 years from	£53,500	05/09/2021
First	Ancillary	39.48 sq m	(425 sq ft)	LIMITED (1)	05/09/2016 on		(04/09/2026)
Second	Ancillary	35.77 sq m	(385 sq ft)		a full repairing		
Third	Ancillary	27.87 sq m	(300 sq ft)		and insuring		
					lease (2)		
Total		185.34 sq m	(1,995 sq ft)			£53,500	

(1) For the year ending 31st March 2018, Vodafone Limited reported a turnover of £6,253,600,000, pre-tax losses of £339,900,000 and a total net worth of £3,401,600,000 (Source: Experian Group 22/11/2018). Vodafone operates in 26 countries with almost 444 million customers worldwide. Vodafone employs over 13,000 people across the UK (Source: www.vodafone.com 22/11/2018).

(2) The lease provides a tenant option to determine on the fifth anniversary of the lease upon 6 months notice.

Key Details

- Entirely let to Vodafone Limited until 2026 (subject to option)
- Busy and prominent central London location
- Future residential potential on upper floors (subject to consent)
- Nearby occupiers including Marks & Spencer, Burger King, New Look, Boots, Costa Coffee and Caffè Nero

Location

Miles: 4 miles north of London City Centre
Roads: A1, A503, M1
Rail: Holloway Road Underground Station (Piccadilly Line), King's Cross, London Euston
Air: London Heathrow, Luton and London City Airport

Situation

Holloway is a busy and well recognised location in the inner-city district of the London borough of Islington situated just four miles north of London's city centre. Holloway Road (A1) is the main shopping destination for Holloway and the location benefits from excellent communications via the A1 and Holloway Underground Station. The property is located on the north side of Holloway Road; close to its junction with Parkhurst Road and Seven Sisters Road, within close proximity to the Nags Head Shopping Centre. Nearby occupiers include Marks & Spencer, Burger King, New Look, Boots, Costa Coffee and Caffè Nero.

Description

The property comprises a ground floor retail unit with first, second and third floor ancillary accommodation. There is a small basement area which is accessed via a hatch. The property benefits from a small yard at the rear. The property has future potential for a residential conversion on the upper floors subject to the necessary consents.

Tenure

Freehold.

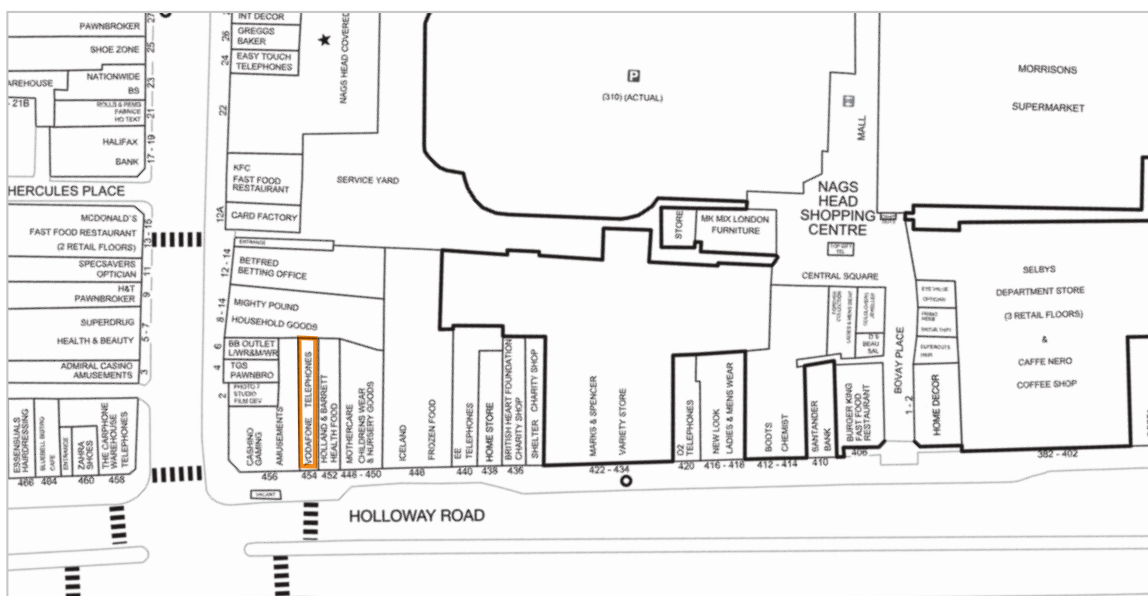
VAT

VAT is not applicable to this lot.

Six Week Completion

EPC Rating

Band D. See legal pack at acuitus.co.uk



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