

Lot 14

£23,000 per annum exclusive

80 Chapel Market, Islington, London N1 9EX

Freehold Retail and Residential Investment



Key Details

- Retail unit let until 2032 (no breaks)
- Fashionable Central London location
- Planning consent for mansard roof extension
- 300 metres from Angel Underground Station
- Neighbouring occupiers include Sports Direct, McDonald's, Subway, Iceland and Costa Coffee

Location

Miles: 0.75 miles east of King's Cross
1.2 miles north-west of Old Street roundabout
Roads: A501, A1, A406, M1
Rail: Angel Underground Station
Air: London City, London Heathrow, London Stansted and London Gatwick Airport

Situation

Islington is a highly fashionable and affluent inner London suburb. The property is prominently located 300 metres from Angel Underground Station on the south side of the vibrant and busy Chapel Market. Nearby occupiers include Sports Direct, McDonald's, Subway, Iceland, Costa Coffee and a number of local retailers.

Description

The property comprises ground floor self-contained retail accommodation and a self-contained residential maisonette on the first and second floors. The roof space benefits from planning consent for a mansard roof extension to the maisonette to create a third floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

Under application No: P2017/0401/FUL the property has planning permission to erect a mansard roof extension.

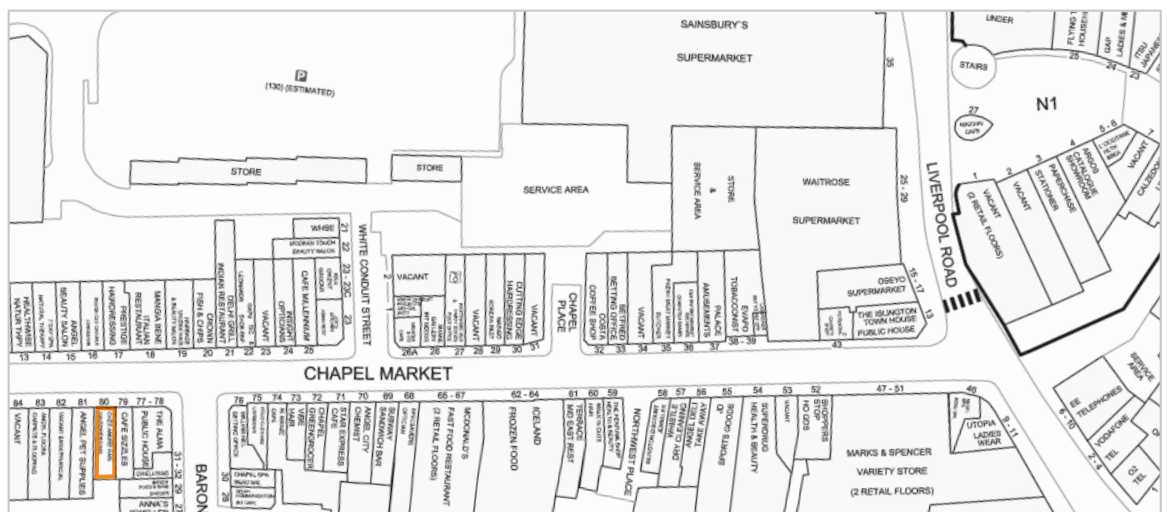
Six Week Completion

Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	61.4 sq m (660 sq ft)	INDIVIDUAL t/a Hairdressers	15 years from 13/01/2017 until 12/01/2032	£23,000	13/01/2022 and 5 yearly thereafter
First and Second	Residential	not measured	INDIVIDUALS	189 years from 25/12/1993 until 25/12/2182	Peppercorn	
Total (Commercial)		61.4 sq m (660 sq ft)			£23,000	



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