

489 Liverpool Road, Highbury & Islington, London N7 8NS

Central London Restaurant Investment

Lot 42

£32,000 per annum
exclusive (gross)
£31,700 per annum
exclusive (net)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	58.3 sq m (628 sq ft)	PASTAMANIA UK LIMITED	Approximately 5 years from 22/8/2017	£32,000 (1)	23/02/2023
Basement	Ancillary	69.1 sq m (743 sq ft)				
Totals		127.4 sq m (1,371 sq ft)			£32,000	

(1) The tenant pays the rent monthly and has no arrears.

Key Details

- Affluent North London suburb (Zone 2)
- VAT free investment
- 800 metres from Arsenal FC (Emirates Stadium)
- Nearby occupiers include McDonald's, Barclays, Little Waitrose, Tesco Metro and Majestic Wine

Location

Miles: 2.5 miles north of the City of London
4.5 miles west of Stratford
Roads: B515, A1, A10, A503, A501
Rail: Highbury & Islington Railway Station, Holloway Road Underground, Caledonian Road Underground, Drayton Park Railway Station
Air: Heathrow Airport, London City Airport

Situation

Highbury & Islington is an affluent North London suburb. The property is located on the corner of Sheringham Road and Liverpool Road, 800 metres from Arsenal FC (Emirates Stadium), 500 metres north of Highbury Corner and Upper Street and benefits from close proximity to four railway/Underground stations.

Description

The property comprises ground floor restaurant accommodation with ancillary accommodation in the basement.

Tenure

Long Leasehold. Held for a term of 125 years from 2001 until 2126 at a ground rent of £300 per annum.

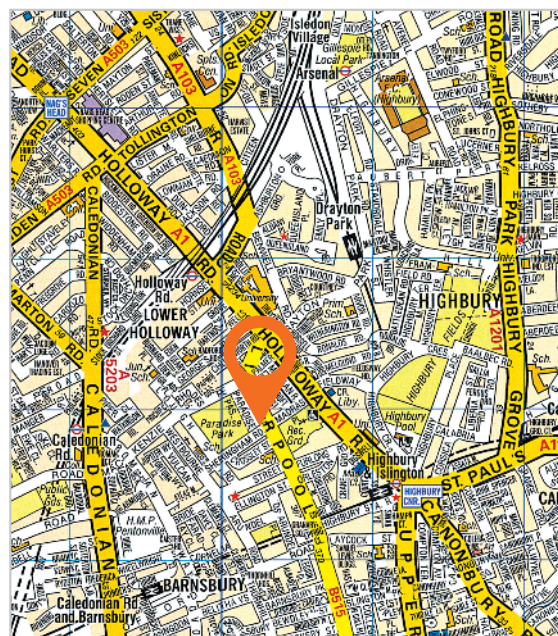
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack acuitus.co.uk



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