

175/177 Holloway Road,
Islington, London N7 8LX

Freehold Retail Property



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Ground	Retail/Ancillary	130 sq m (1,399 sq ft)	Occupied on Terms Unknown t/a Bartletts Hi-Fi & Home AV since 1958 (1)
Attic	Ancillary	67 sq m (721 sq ft)	
Total		197 sq m (2,120 sq ft)	

(1) www.bartlettshifi.com

Note

This property is being marketed for sale on behalf of Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Key Details

- Prime high street location in popular London suburb
- Comprises 2 adjoining shops
- Close to Holloway Road and Highbury & Islington Underground Stations
- 450 metres from Emirates Stadium (Arsenal FC) and a London Metropolitan University Campus

On the Instructions of Receivers

Location

- Miles:** 600 metres north of Highbury & Islington (Victoria Line and Overground)
3 miles north of the West End of London
5 miles south of the North Circular Road (A406)
- Roads:** A1, A503, M1, A406
- Rail:** Holloway Road Underground Station (Piccadilly Line), Highbury & Islington, King's Cross, London Euston
- Air:** London Heathrow, Luton and London City Airports

Situation

Holloway is a busy and well recognised location in the inner-city district of the London borough of Islington, situated just 3 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. Highbury & Islington Underground and Overground station is 600 metres to the south of the property, Holloway Road Underground is 400 metres to the north. Nearby occupiers include Greggs and a number of local traders.

Description

The property comprises two interconnecting ground floor shops comprising sales, workshop, listening room, ancillary and storage accommodation. There is further storage accommodation in the attic.

Tenure

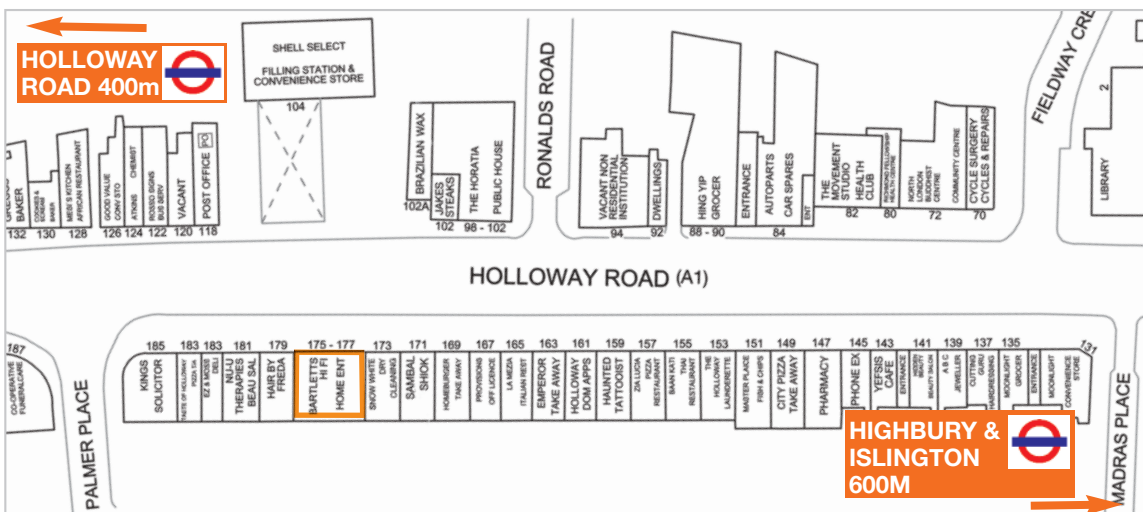
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
george.goucher@acuitus.co.uk

Seller's Solicitors: Priority Law
Ashleigh O'Hagan
+44 (0)161 207 7600
conveyancing@prioritylaw.co.uk