

Lot 1

£12,500 Per Annum
Exclusive

529/529a Seven Sisters Road, London, N15 6EP

Freehold North London Retail/Residential Investment



Key Details

- Entirely let to tenant trading as The Barber Box and Computer Repairs/Tailoring Alterations
- 16 year lease from May 2007
- Possible development opportunity to build additional storey (subject to consents)
- Located on busy arterial route (A503) between A1 (Holloway Road) and A10 (Stamford Hill)
- Less than half a mile from Seven Sisters, Stamford Hill and South Tottenham Overground stations as well as Seven Sisters Underground Station
- Popular North-East London location

Location

Miles: 5 miles north-east of Central London
Roads: A503 (Seven Sisters Road), A1, A10, A406 (North Circular)
Rail: Manor House Underground (Piccadilly Line), Stamford Hill (Overground)
Air: London City, London Heathrow

Situation

Seven Sisters Road is a busy main arterial route in North London that runs between the A1 (Holloway Road) and A10 (Stamford Hill). The property is located approximately 4 miles north-west of Stratford and 5 miles north-east of Central London, in a prominent location on the north side of Seven Sisters Road, opposite the Bushy Road open space. The property is less than half a mile from Stamford Hill, South Tottenham and Seven Sisters Overground Stations, as well as Seven Sisters Underground Station (Victoria Line). Nearby occupiers include Volvo and various independent cafes, shops and takeaways.

Description

The property comprises a two storey double-fronted building arranged as two ground floor shops let on one lease, with a studio flat on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

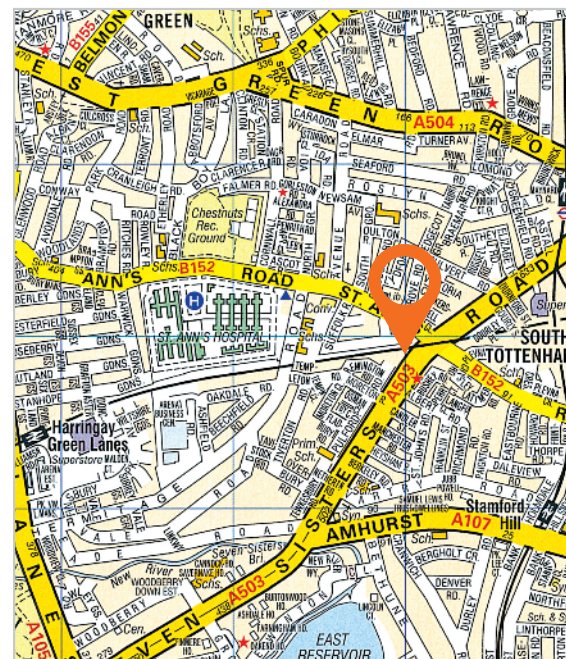
Energy Performance Certificate

D. See legal pack at www.acutis.co.uk.

Tenancy and accommodation

	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
529	Ground	Retail	17.53 sq m (189 sq ft)	S. JAFFERY	16 years	£12,500
529a	Ground	Retail	8.34 sq m (90 sq ft)	t/a The Barber Box	from 16/05/2007	
529/529a	First	Residential (Studio)	21.92 sq m (236 sq ft)	and Computer Repair/Tailoring Alterations (1)	until 15/05/2023	
Total			47.79 sq m (515 sq ft)			£12,500

(1) Part of the property has been sublet at £9,000 pa. Please see legal pack for full details.



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.

Acutis

Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acutis.co.uk

Acutis

George Goucher
+44 (0)20 7034 4860
+44(0)7513 610 710
george.goucher@acutis.co.uk

Seller's Solicitors: Solomon Taylor & Shaw

Gary Phillips
+44 (0)207 317 8680
gary@solts.co.uk