

Lot 1

£18,500 Per Annum
Exclusive

495 Seven Sisters Road, London, N15 6EP

Freehold North London Retail/Residential Investment



Key Details

- Entirely let to tenant trading as St Styles & Smiles
- Includes self contained three bedroom maisonette
- Popular North-East London Location
- 20 year lease from October 2006 (no breaks)
- Important rent review in October 2021
- Less than half a mile from Seven Sisters, Stamford Hill and South Tottenham Overground stations as well as Seven Sisters Underground Station

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, close to 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 a pharmacy, post office, Ladbrookes, Volvo and various independent cafes, shops and takeaways.

Description

The property comprises a three storey building arranged as a ground floor retail unit together with a self contained three bedroom maisonette arranged over part ground, first and second floors.

Tenure

Freehold.

VAT

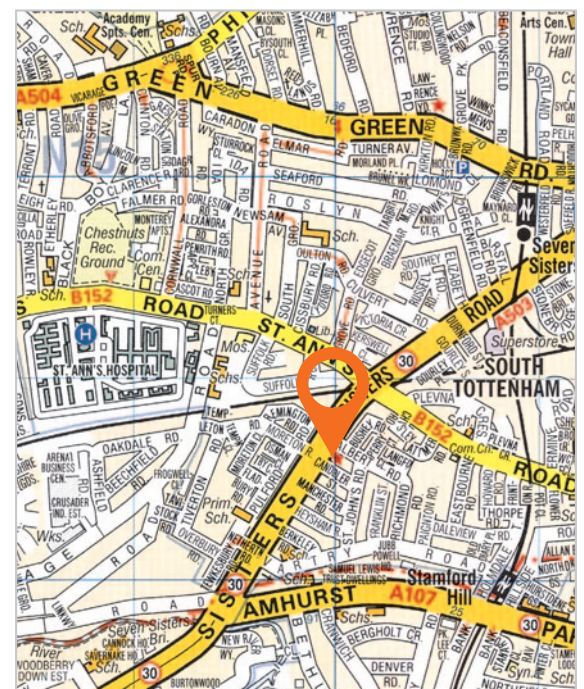
VAT is applicable to this lot.

Energy Performance Certificate

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

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
495 Seven Sisters Road	Ground	Retail	52.3 sq m (563 sq ft)	F. ALLALOU & L. BALLI	20 years from 13/10/2006	£18,500	13/10/2021
	First	Residential	18.3 sq m (197 sq ft)	t/a Styles and Smiles			
	Second	Residential	49.3 sq m (530 sq ft)				
			50.4 sq m (543 sq ft)				
Total			170.3 sq m (1,833 sq ft)			£18,500	



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

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

Seller's Solicitors: Solomon Taylor & Shaw
Gary Phillips
 +44 (0)207 317 8680
 gary@solts.co.uk