

# Lot 4

£17,250 Per Annum  
Exclusive

## 527 Seven Sisters Road, London, N15 6EP Freehold Retail and Residential Investment



### Key Details

- Entirely let to one tenant trading as Yoyo Hair Boutique
- Includes self contained residential accommodation to upper floors
- Popular North-East London Location
- 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
- VAT-free London Investment

### 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), Seven Sisters Overground Station, Seven Sisters Underground (Victoria Line)  
**Air:** London City, London Heathrow

### Situation

The property is situated in a prominent position on the north side of Seven Sisters Road, a busy main arterial route in North London that runs between the A1 (Holloway Road) and A10 (Stamford Hill) and sits opposite the Bushy Road open space. The property is located approximately 4 miles north-west of Stratford and 5 miles north-east of Central London. 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 three storey building arranged as a retail unit on the ground floor with self contained residential accommodation to the first and second floors. The residential accommodation is currently arranged as two rooms, kitchen, bathroom and WC.

### Tenure

Freehold.

### Tenancy and accommodation

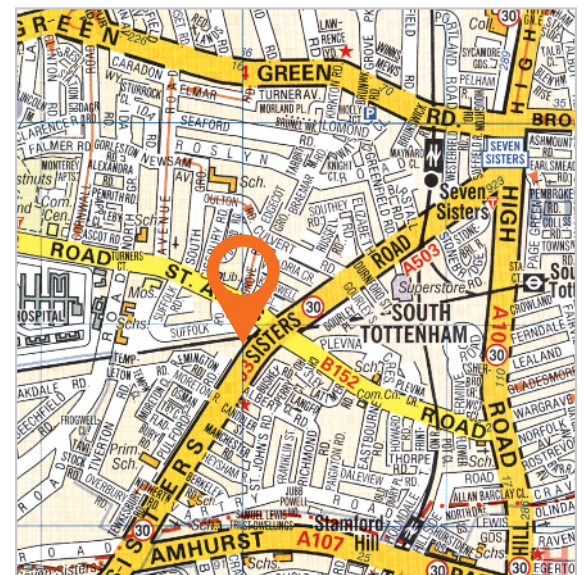
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	35.7 sq m (384 sq ft)	S. AKSU t/a Yoyo Hair Boutique	5 years from 12/08/2015 (holding over)	£17,250
First	Residential	34.2 sq m (368 sq ft)			
Second	Residential	34.8 sq m (374 sq ft)			
<b>Total</b>		<b>104.7 sq m (1,126 sq ft)</b>			<b>£17,250</b>

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).



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