

Lot 11

£117,500 Per Annum
Exclusive

541 Holloway Road,
London, N19 4BT

Freehold Retail and Residential Investment



Tenancy and accommodation

Lot 11

£117,500 Per Annum
Exclusive

Key Details

- Part let to tenant trading as Sky Gym & Cafe until 2029 (subject to option)
- Potential Future Development Potential (subject to leases and consents)
- Includes 6 flats let on separate leases
- Property Located on the Busy and Fashionable Holloway Road
- Affluent North London Location
- Comprises approximately 657.00 sq m (7,072 sq ft)

Location

Miles: 4 miles north of the City of London
Roads: A1, A503, A103, A501 (Inner Ring Road), A406 (North Circular Road)
Rail: Upper Holloway (Overground), Archway Underground Station (Northern Line), Holloway Road Underground Station (Piccadilly Line)
Air: London City Airport, London Heathrow Airport

Situation

The affluent and highly fashionable North London Borough of Islington lies immediately north of the City of London and is home to attractions such as Saddlers Wells Theatre, Arsenal's Emirates Stadium, and Highbury Field. The property is situated on the western side of Holloway Road just 300 metres south of Upper Holloway Overground Station and near to Whittington Park. Nearby occupiers include Co-op Food, and many local retailers and restaurants.

Description

The property comprises a four storey building arranged as a ground and part first floor gym/cafe, together with four 1 bedroom flats and two studio flats arranged over the upper three floors which benefit from separate access from the front.

Tenure

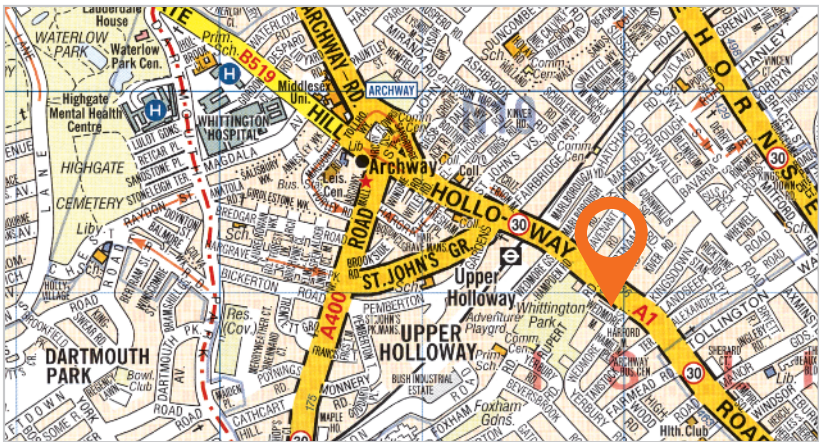
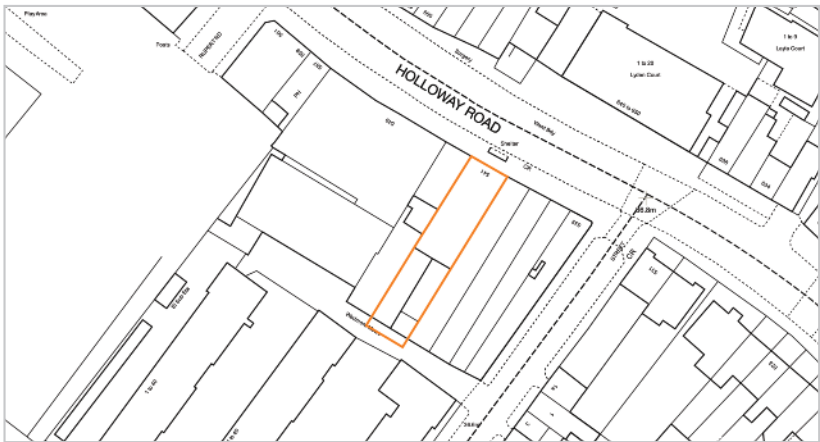
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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



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