

Lot 12

£28,000 Per Annum

2 Seven Sisters Road, London, N7 6AH Freehold Retail Investment



Key Details

- Prominently located at junction of Seven Sisters Road and Holloway Road
- Entirely let to Photo7digital Limited
- Recently renewed 10 year lease from May 2021 (no breaks)
- Tenant in occupation for over 18 years
- Close to Lidl, Waitrose, Iceland & McDonald's
- Popular and busy North London Location
- VAT-free London Investment

Location

Miles: 4 miles north of Central London
Roads: A1 (Holloway Road)
Rail: Holloway Road Underground (Piccadilly Line)
Air: London City

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 situated in a prominent position on the south side of Seven Sisters Road, very close to its junction with Holloway Road, and less than half a mile from Holloway Road Underground Station (Piccadilly Line). Nearby retailers include Lidl, Waitrose, McDonald's, Iceland, Holland & Barrett, KFC, Superdrug and the Nag's Head Market, as well as numerous independent shops, cafe's and restaurants.

Description

The property comprises a three storey building, arranged as a ground floor shop with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

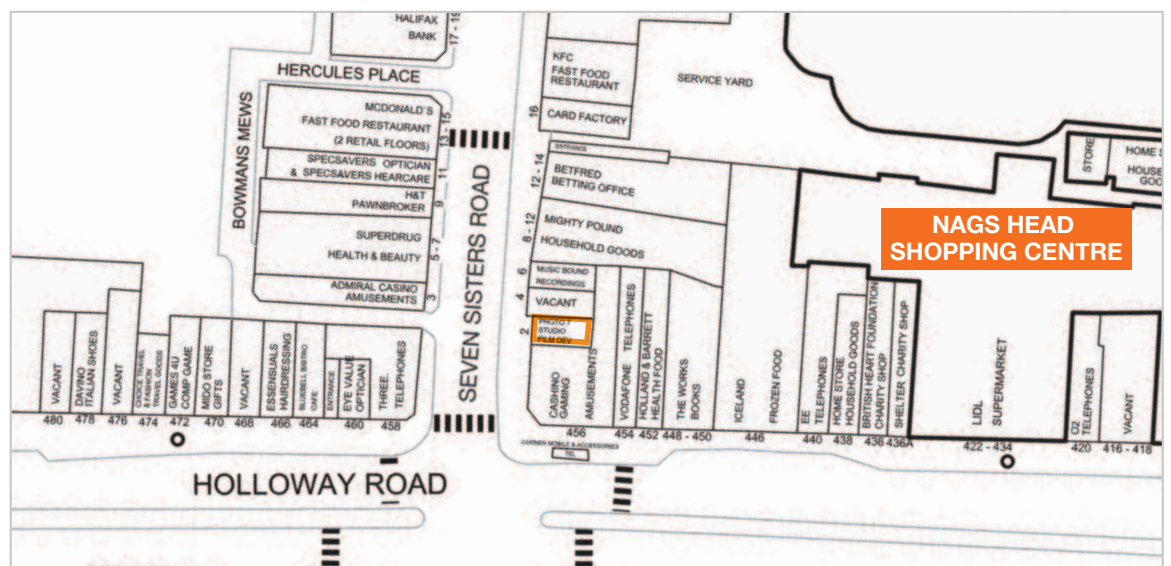
Energy Performance Certificate

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

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|--------------|-------------------|-------------------------------|----------------|---|----------------|------------|
| Ground | Retail | 38.60 sq m (415 sq ft) | PHOTO7DIGITAL | 10 years from 18/5/2021 until 17/05/2031 on a full repairing and insuring lease | £28,000 (1) | 18/05/2026 |
| First | Ancillary | 13.50 sq m (145 sq ft) | LIMITED t/a | | | |
| Second | Restricted Access | - | Photo 7 Studio | | | |
| Total | | 52.10 sq m (560 sq ft) | | | £28,000 | |

(1) Under the terms of the lease, the tenant has a rent free period until 28/09/2021. The tenant will then pay half rent from 29/09/2021 until 24/12/2021, after which the tenant will pay the full rent of £28,000 pa. The Vendor has agreed to adjust the completion monies so that the property effectively produces £28,000 pa from completion of the sale until the end of the concessionary rental period - please see Special Conditions of Sale.



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