

# Lot 6

£60,000 Per Annum

## 452 Holloway Road, London, N7 6QA

Freehold Retail Investment



### Key Details

- Entirely let to Holland & Barrett Retail Limited
- Lease expiring September 2025
- September 2020 Rent Review not operated and outstanding
- Shop comprehensively refitted in 2020
- Current rent set in 2012
- Nearby occupiers include Lidl, Iceland, The Works, Boots the Chemist and Superdrug
- Busy and prominent North London location
- VAT-free investment

### Location

**Miles:** 4 miles north of Central London  
**Roads:** Seven Sisters Road (A503), M1  
**Rail:** Holloway Road (Piccadilly Line),  
 Upper Holloway (Overground)  
**Air:** London City

### Situation

Holloway is a busy and well recognised location in the inner-city district of the London borough of Islington situated just four miles north of Central London. Holloway Road (A1) is the main shopping destination for Holloway and the location benefits from excellent communications via the A1 and Holloway Road Underground Station. The property is located on the north side of Holloway Road, close to its junction with Seven Sisters Road and Parkhurst Road, within close proximity to the Nags Head Shopping Centre. Nearby occupiers include Lidl, Iceland, The Works, Boots the Chemist and Superdrug.

### Description

The property comprises a ground floor shop with basement, first, second and third floor ancillary accommodation. Holland & Barrett completed a comprehensive new shop fit of the branch in 2020.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

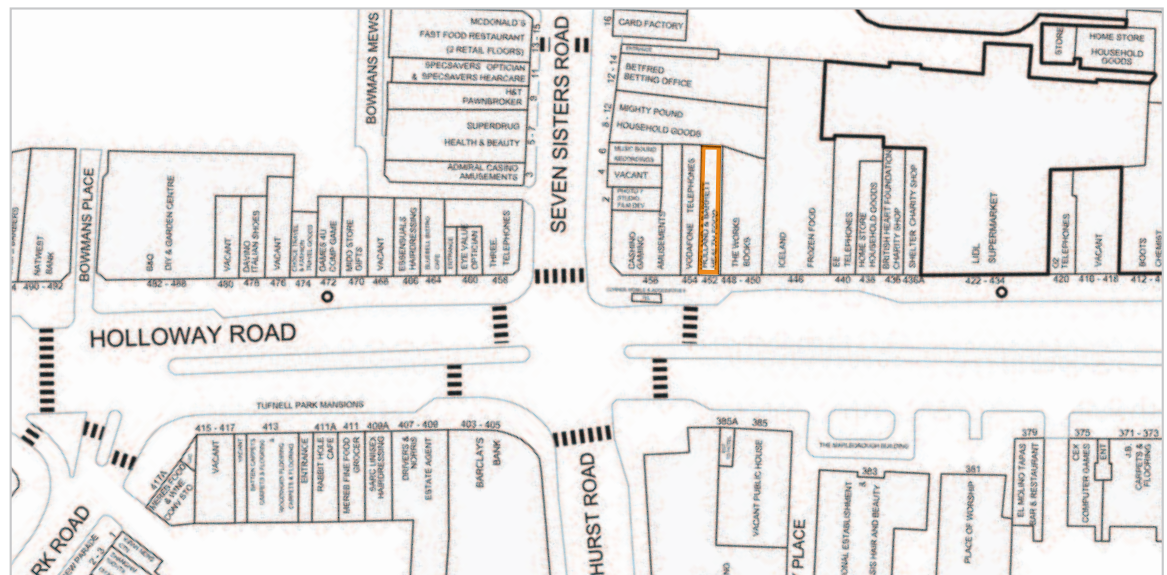
### Energy Performance Certificate

C. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	104.40 sq m (1,124 sq ft)	HOLLAND & BARRETT	10 years from 29/09/2015 until 28/09/2025 on a full repairing and insuring lease (2)	£60,000	29/09/2020 (outstanding)
Basement	Ancillary	36.88 sq m (397 sq ft)				
First	Ancillary	28.61 sq m (308 sq ft)	RETAIL LIMITED			
Second	Ancillary	33.54 sq m (361 sq ft)	(1)			
Third	Ancillary	28.33 sq m (305 sq ft)				
<b>Total</b>		<b>231.76 sq m (2,495 sq ft)</b>			<b>£60,000</b>	

- (1) Holland & Barrett International is one of the worlds leading health and wellness retailers and the largest in Europe. There are a total of 1,368 Holland & Barrett stores around the world, with a presence in 16 country markets (source: [www.hollandandbarrett.com/](http://www.hollandandbarrett.com/) 13/08/2021).
- (2) The property is let by way of a reversionary lease dated 13/09/2012. Holland & Barrett have been in occupation since 2006.



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