

Lot 11, 38 Seven Sisters Road, Holloway, London, N7 6AA

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Restaurant and Residential Investment

- Let to Sugar Land Enterprises Limited t/a Subway until 2029
- Busy and Popular North London Suburb
- 3 miles north of the City London
- Prominently Located Close to the Junction of Seven Sisters Road and Holloway Road (A1)
- Nearby Occupiers Include Morrisons, William Hill, Lidl, Iceland & McDonald's

Auction
17/Feb/2022

Lot
11

Status
Available

Rent
£30,000 per Annum Exclusive

Auction Venue
Live Streamed Auction

Sector
Restaurant

Location

Miles 3 miles north of the City of London
Roads A1 (Holloway Road)
Rail Holloway Road Underground Station (Piccadilly Line)
Air London City Airport, London Heathrow Airport

Situation

Seven Sisters Road is a busy main arterial route through North London that runs between the A1 (Holloway Road) and A10 (Stamford Hill). The property is situated on the south side of Seven Sisters Road, close to the Junction of Holloway Road (A1). Nearby occupiers include Morrisons, William Hill, Lidl, Iceland & McDonald's.

Tenure

Freehold.

Description

The property comprises a ground floor restaurant and 3 residential flats on the upper floors. The flats have been let on a single long lease.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

EPC

Band D.

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Restaurant	69.07 sq m	(743 sq ft)	SUGAR LAND ENTERPRISES LIMITED t/a Subway	25 years from 22/03/2004	£30,000	(22/03/2029)
First Second Third	Residential	Not Measured		ALDFORD LLP	999 years from 26/06/2007	Peppercom	(25/06/3006)
Total Approximate Commercial Floor Area		69.07 sq m	(743 sq ft) (1)			£30,000	

(1) The floor areas stated above are those published by the valuation office agency (www.voa.gov.uk)

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September 2020