London N1 - 102 Islington High Street N1 8EG
Freehold Vacant Retail & Residential Ground Rent Investment

BLUE ALPINE
PROPERTY CONSULTANTS

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Investment Consideration:

- Purchase Price: £875,000
- Rental Income: £150 p.a.
- ERV: £70,150 p.a. GIY: 8.02%
- VAT is NOT applicable to this property
- Comprises large vacant retail premises arranged over ground and lower ground floor
- Includes residential flat at first and second floor, which has been sold-off on long leasehold
- Situated within short walk from Angel Underground Station, with occupiers nearby including Whole Foods, Nationwide, Holland & Barrett, Hotel Chocolat, NatWest and many more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No.102 (Ground & Lower Ground Floor)	Ground Floor: 70.62 sq m (760 sq ft) Open plan retail, rear section, wc Lower Ground Floor: 82.38 sq m (886 sq ft) Open plan ancillary, 2 rooms, wc	Vacant		ERV: £70,000	
No. 102 (First & Second Floor)	Residential flat: Sold-off	Individual	137 Years from 29 September 1987	£150	Note 1: FRI Note 2: Fixed ground rent increase to £225 p.a. in 2053 and £300 p.a. in 2086 for the remainder of the term. Note 3: Reversion 2124
			Total	£150	
			ERV	£70,150	

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Property Description:

Comprises large vacant retail premises arranged over ground and lower ground floor. The property includes residential flat on upper floors, which has been sold-off on long leasehold, providing the following accommodation and dimensions:

Ground Floor: 70.62 sq m (760 sq ft)
Open plan retail, rear section, wc
Lower Ground Floor: 82.38 sq m (886 sq ft)
Open plan ancillary, 2 rooms, wc

First/Second Floor Flat: Sold-off

Total GIA: 153 sq m (1,646 sq ft)

Tenancy:

The retail premises are at present vacant. ERV: £70,000 p.a.

The residential flat has been sold-off for a term of 137 Years from 29th September 1987 at a ground rent of £150 p.a. Fixed ground rent increase to £225 p.a. in 2053 and £300 p.a. in 2086 for the remainder of the term.

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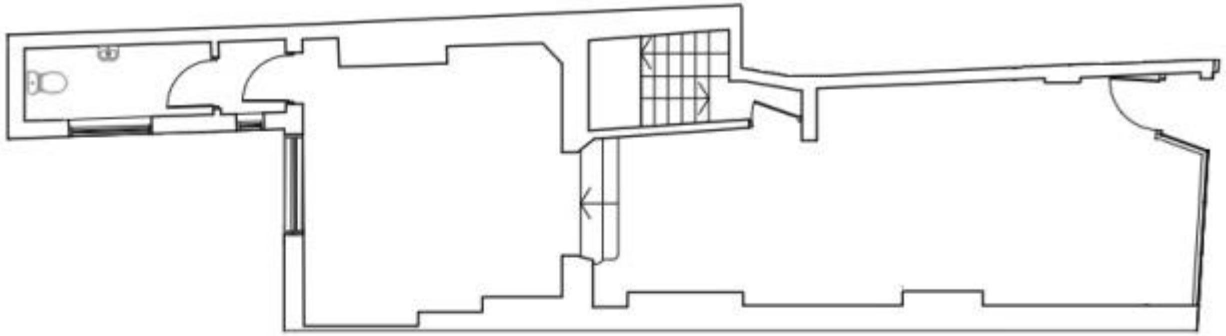
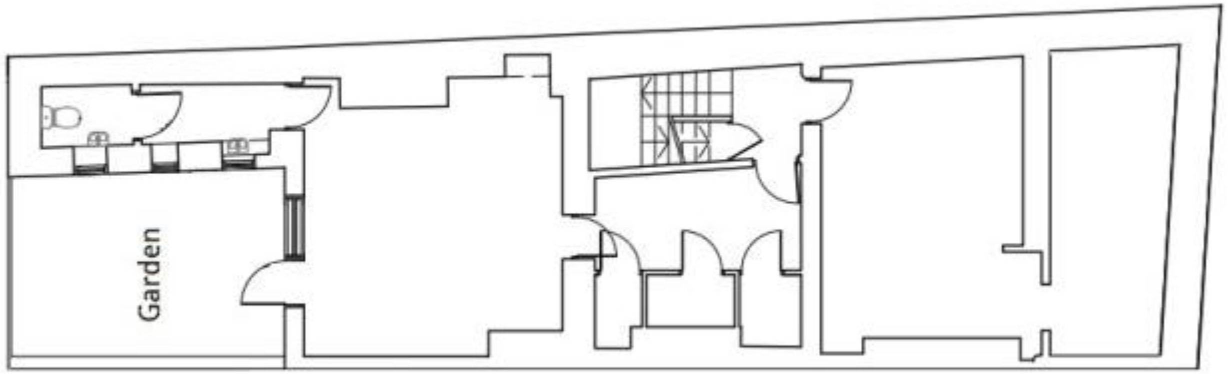
Ground Floor:



Lower Ground Floor:



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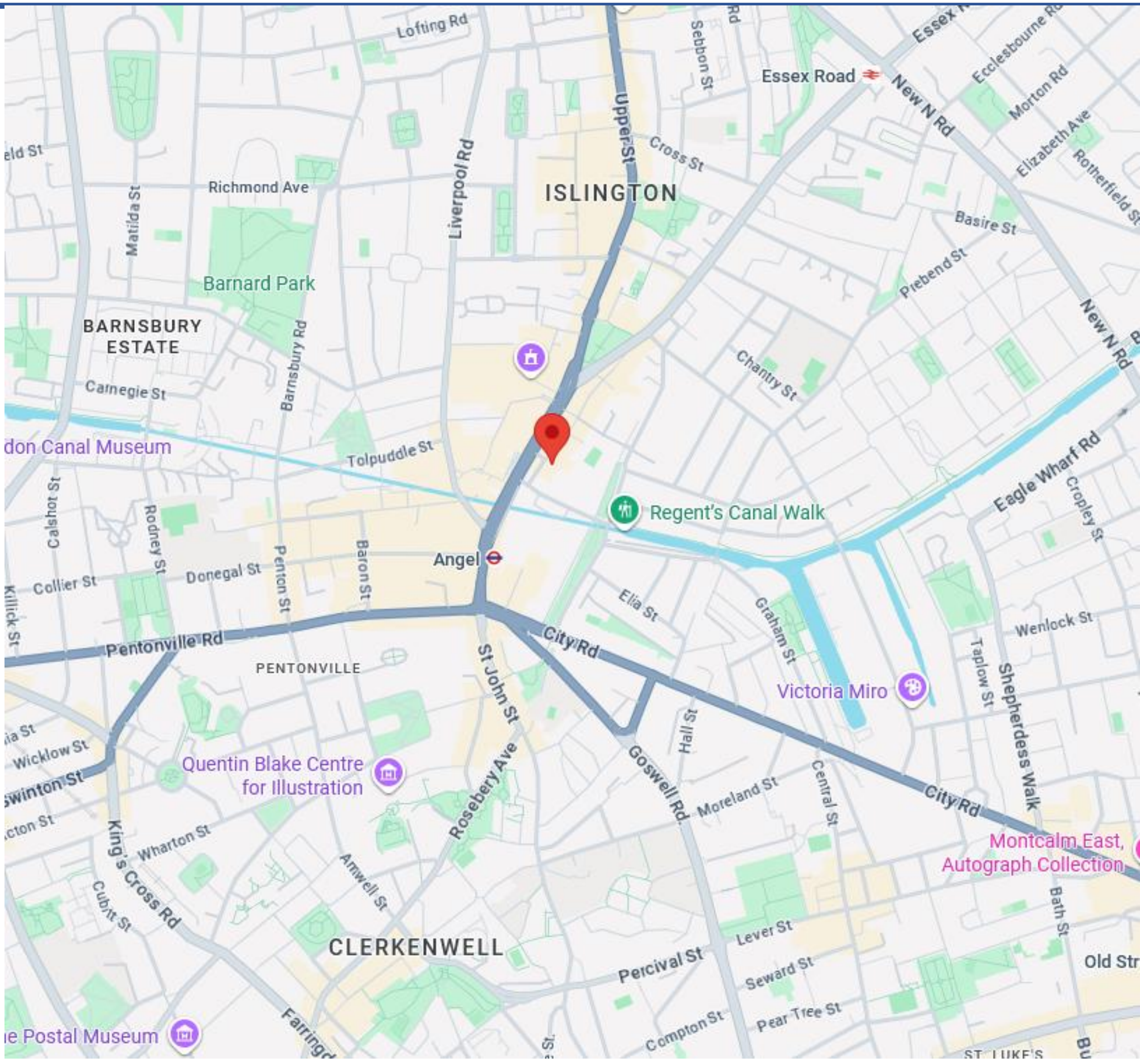
Location:

Islington is an affluent and densely populated north London Borough located to the north of The City. High Street (A1) provides links to the A501 (Inner Ring Road) and The City to the south and the North Circular (A406), M1 and M25 to the north. The property is situated within short walk from Angel Underground Station, with occupiers nearby including Whole Foods, Nationwide, Holland & Barrett, Hotel Chocolat, NatWest and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

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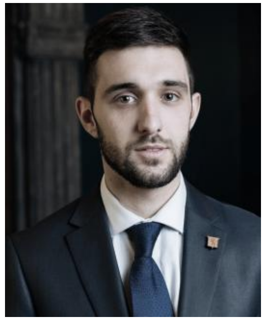

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