



**136 Holloway Road**

**Finsbury Park, N7 8DD**

**Freehold Shop and 2 Flats  
Investment**

**For Sale**

**1,315 sq ft**  
(122.17 sq m)

- Highly Prominent
- Shop with 2 Self Contained 1 Bed Flats
- Within Walking Distance of London Metropolitan University and The Emirates Stadium
- Excellent Transport Links
- Fully Let
- Total Income £61,600 pax

## Summary

<b>Available Size</b>	1,315 sq ft
<b>Price</b>	£950,000
<b>EPC Rating</b>	Upon enquiry

## Location

The property is located along the busy Holloway Road, close to its junction of Liverpool Road and Drayton Park. The property is within a short walking distance of the Emirates Stadium and the London Metropolitan University. Transport links are excellent with Holloway Road (London Underground Piccadilly Line), Highbury & Islington (London Underground Victoria Line & London Overground) and Drayton Park (National Rail) Stations in close proximity. Numerous bus routes also serve the area.

## Description

The property comprises a retail unit arranged over ground floor and basement with 2 self-contained one-bed flats above which benefit from separate access.

## Accommodation

Ground Floor (Commercial - Sales): 322 Sq Ft 30 Sq M

Basement (Commercial - Ancillary): 143 Sq Ft 13 Sq M

First Floor (Residential): 409 Sq Ft 38 Sq M

Second Floor (Residential) : 441 Sq Ft 41 Sq M

TOTAL AREA 1,315 Sq Ft 122 Sq M

### Tenancies

#### Commercial

The premises are currently let to Mr Ugur Ibrahim Yalgin on a Full Repairing and Insuring Lease for a term of 10 years from July 2021, subject to an open market, upward only rent review at the end of the 5th year, at a rental of £25,000 per annum exclusive.

#### Residential

Both flats are currently let on Assured Shorthold Tenancies (AST):

Flat 1: £18,240 per annum AST: 16/12/2025 - 15/12/2026

Flat 2: £18,600 per annum AST: 16/05/2025 - 17/05/2026

TOTAL INCOME: £61,840 per annum

PRICE: £950,000

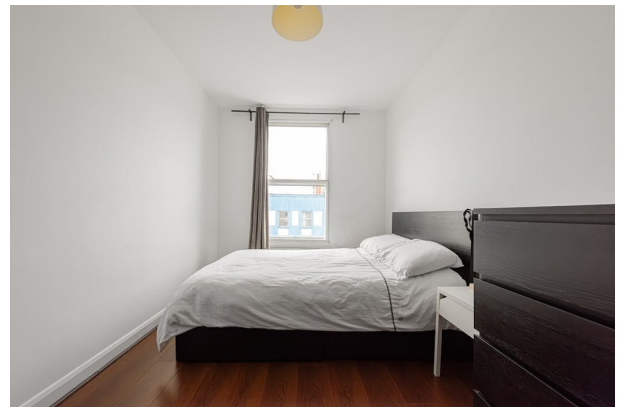
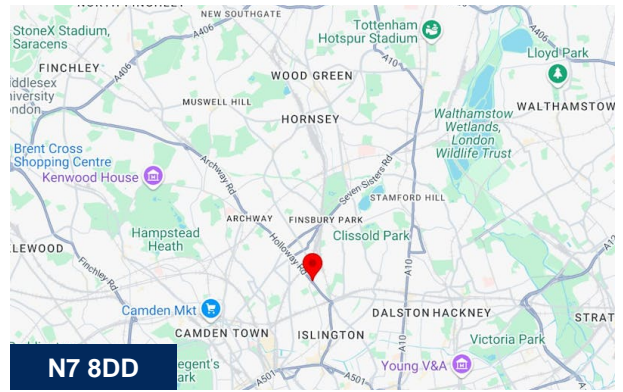
LEGAL COSTS: Each party to bear their own costs

## IDENTIFICATION:

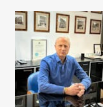
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Viewings

Strictly by appointment through SOLE agents



## Viewing & Further Information



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