



Investment
PROPERTY

FOR SALE

Internal Size

709.98 sq ft
65.96 sq m

Holloway
Rd, London
N7

Vibrant Location
Busy Islington
Shopping

Property Features

- Interesting characterful small lot opportunity
- Victorian Style Terrace
- Freehold and includes additional land at 530A



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Description

The property comprises of a ground floor commercial unit and a leasehold flat on the upper three floors that has been sold off on a long lease.

The Freehold of the property is for sale subject to the long lease of the residential flat which has been sold.

The ground floor commercial unit produces a rental of £16,500 p.a. and has a lease of 20 years commencing October 2023. There is a rent review in October 2027.

The leasehold flat, produces, a fixed ground rent of £400 p.a.

The Freeholder insures the property.

Location

Located in the Borough of Islington, 3.3 miles north of Charing Cross, Holloway Road runs from Archway to Highbury Corner. It serves as a major, high-traffic artery out of London.

The area is served by Holloway Road Tube Station (Zone 2, Piccadilly Line) and Upper Holloway station (Overground).

The area is centered around the Nag's Head shopping district, featuring a shopping centre, markets, diverse restaurants, cafes, and independent shops.

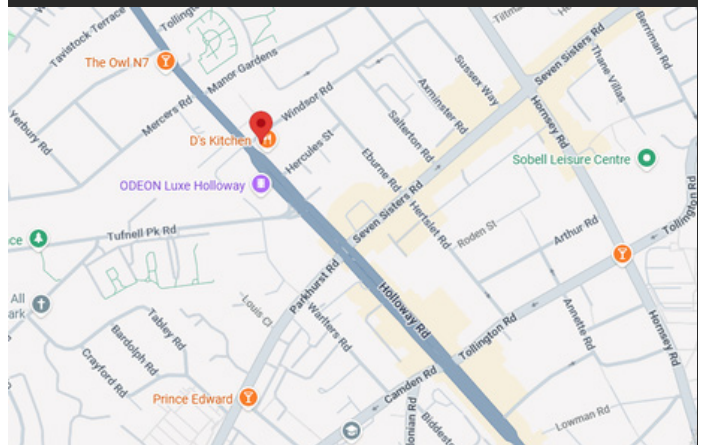
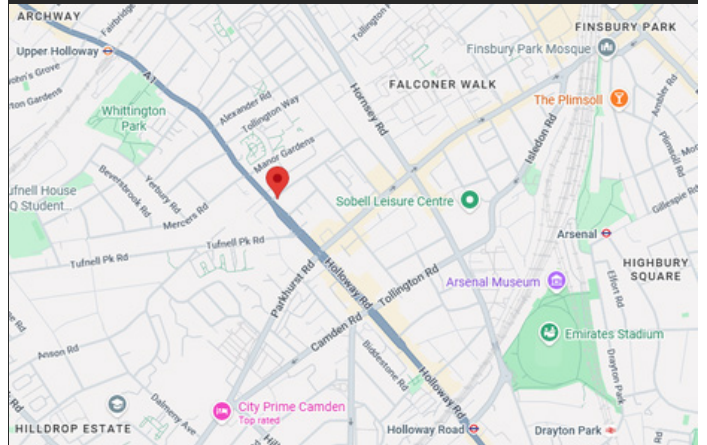
Home to London Metropolitan University (North Campus) and near Emirates Stadium, home of Arsenal F.C..

Terms

TBC

Accommodation (VOA)

Zone	Kitchen	Internal Storage a	Internal Storage b	Retail Zone a	Retail Zone b	Total
sq ft	98	164	68	259	121	710
sq m	9.13	15.23	6.30	24.10	11.20	65.96



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