

**PRIME RETAIL/RESIDENTIAL INVESTMENT**

## 82-84 Seven Sisters Road

Holloway, N7 6AE

### 82-84 SEVEN SISTERS ROAD N7

### Prime Retail / Residential Investment

### 2 Shops + 4x1 Bed Flats

### Freehold for sale

**2,776 sq ft**  
(257.90 sq m)

- Close to Nag's Head shopping centre
- Retail / Residential Investment
- 2 Shops + 4 x 1 Bed Flats
- Income Producing
- Highly Prominent
- Rental Income - £120,520.00 PAX
- Shops Let On Long Leases

## Summary

<b>Available Size</b>	2,776 sq ft
<b>Price</b>	Offers in excess of £1,800,000
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Location

The property is located on the North East Side of Seven Sisters Road close to the Junctions of Hornsey Road and Holloway Road. The Nag's Head Shopping Centre is within walking distance. The area is served by many multiple, local retailers and restaurants. Transport facilities are excellent with Holloway Road (Piccadilly Line) and Finsbury Park (Victoria Line, Piccadilly Line, London Overground and National Rail) Stations being close by. Numerous bus routes also serve the area.

## Description

The property is arranged as two ground-floor retail units and four self-contained one-bedroom flats arranged over first and second floors with independent street access. The entire building is currently Let with the ground floor shops being used as follows

## Specification

FLAT A - First Floor 1 Bed Flat - 335 SQFT - 31.10 SQM

FLAT B - First Floor 1 Bed Flat - 407 SQFT - 37.78 SQM

FLAT C - Second Floor 1 Bed Flat - 335 SQFT - 31.10 SQM

FLAT D - Second Floor 1 Bed Flat - 448 SQFT - 41.62 SQM

No 82 - Ground - Retail Premises - 587 SQFT - 54.56 SQM

No 84 - Ground - Retail Premises - 664 SQFT - 61.65 SQM

## INCOME

No 82 - £2,500.00 PCM - £30,000.00 PAX - FRI Lease for a term of 20 years from 09.04.2025 subject to 5 yearly rent reviews

No 84 - £1,833.33 PCM - £22,000.00 PAX - FRI Lease for a term of 20 years, from 11.01.2022 subject to 5 yearly rent reviews

FLAT A - £1,450.00 PCM - £17,400.00 PA - AST for 1 year from 17.12.2025

FLAT B - £1,360.00 PCM - £17,100.00 PA - AST for 1 year from 24.9.2025

FLAT C - £1,450.00 PCM - £17,700.00 PA - AST for 1 year from 30.9.2025

FLAT D - £1,450.00 PCM - £18,000.00 PA - AST for 2 years from 30.09.2025

TOTAL INCOME - £122,200.00 PAX

## Freehold Price

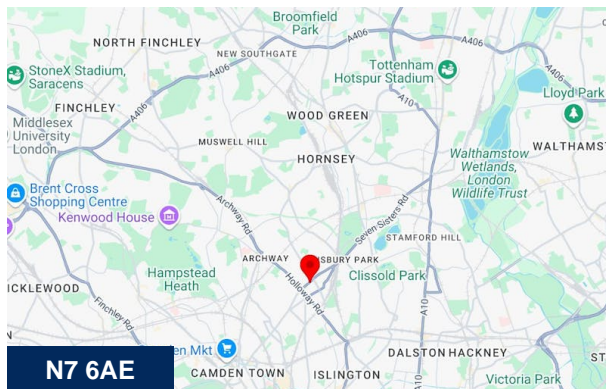
Offers in excess of £1,800,000

## IDENTIFICATION:

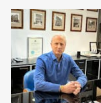
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Viewings

Strictly by appointment through SOLE agents, Christo & Co.



## Viewing & Further Information



**Paul Stone**

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