

89 HOLLOWAY ROAD

ISLINGTON, N7 8LT

FOREST
REAL ESTATE

0 7607 6209

87
BUNA
FULLY LICENCED ETHIOPIAN RESTAURANT & TAKE AWAY 0207 607 1637

Take Away Available 020 7607 1637

BUNA
020 7607 1637

RED ROUTE
No stopping for 30 Sec
at any time
except at a bus stop

TBILISI GEORGIAN RESTAURANT

www.Tbilisi-restaurant.co.uk
Tel: 0207 607 2536

FOR SALE

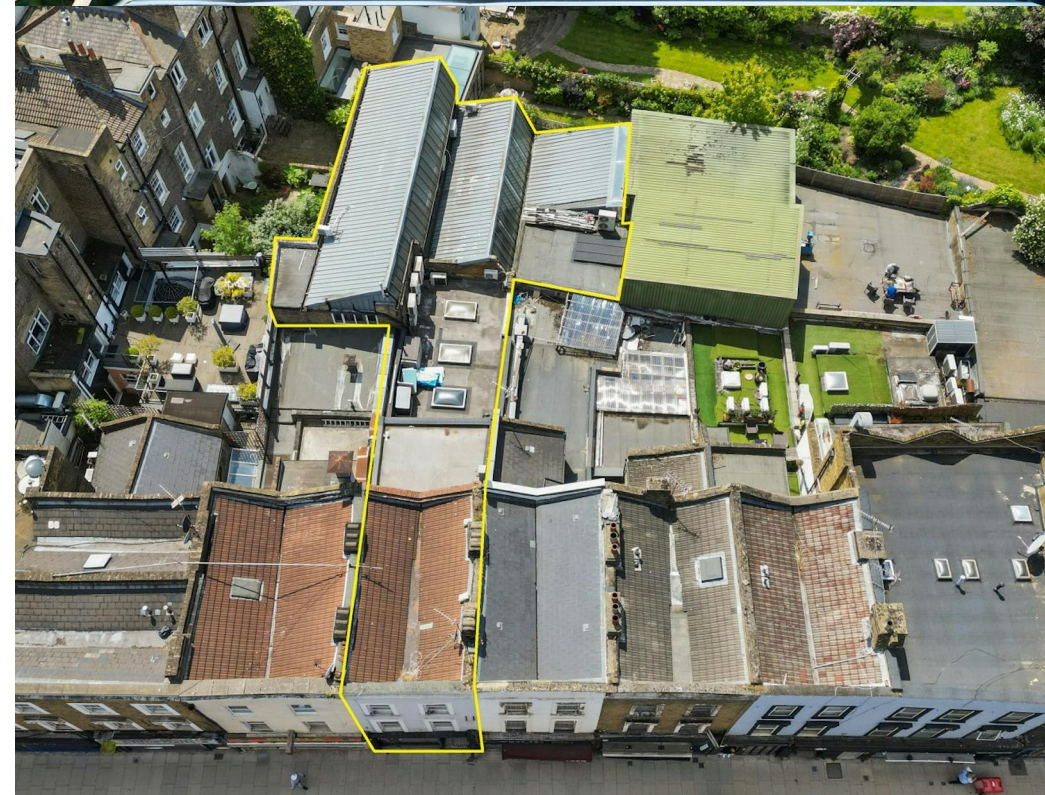
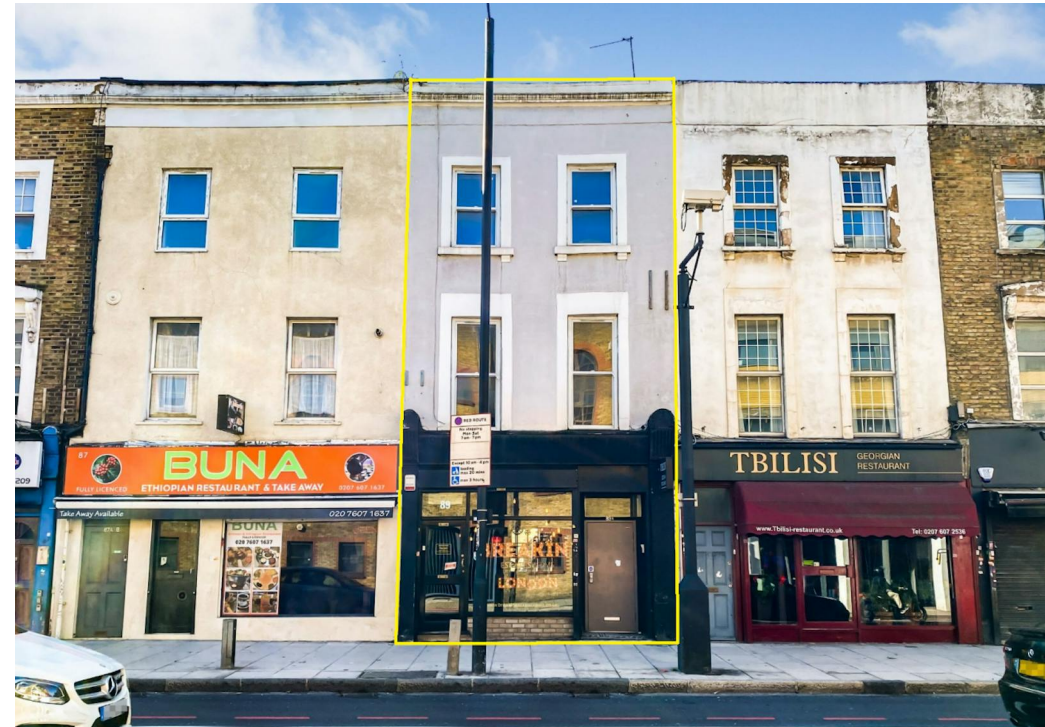
4,619 SQ FT

Freehold Income Producing Retail Investment

Key Features

- Freehold
- £1,200,000
- Rent £127,500 per annum - 10% NIY
- Within A Short Walk Of Highbury & Islington Station
- Set Across Ground & Part First Floor
- Mid-Terraced
- Scope For Future Alternative Uses (STPP)

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Description

- The property comprises a mid terraced retail shop with part first floor accommodation.
- The property is let to Breakin Escapes Rooms Ltd.
- Full Repairing and Insuring lease for a term of 10 years from 11th September 2020, outside the Landlord & Tenant Act.
- The current passing rent is £110,000 per annum exclusive.
- Deposit held of £25,000.
- There is a rent review on 10th September 2025.
- At review, the rent will be increased to £127,500 per annum exclusive.
- The vendor will top up the rent to the 2025 review.
- The flat set over part first and second floors has been sold off on a 999 year lease at a peppercorn rent.
- A purchase at this level reflects a Net Initial Yield of 10%, assuming purchasers costs of 6%.
- Low capital value of £259 ft².

Location

The London Borough of Islington stands as a well-established hub for both residential and commercial activities, conveniently nestled in close proximity to Central London.

Occupying a prime location on the northern side of Holloway Road, the property boasts swift access to transportation, with Highbury & Islington underground (Piccadilly Line) and overground station, as well as Highbury Corner, all reachable within a mere 3-minute walk.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,572	331.85
1st	1,047	97.27
Total	4,619	429.12
Price	£1,200,000.00	
Rates	N/A	
Service Charge	N/A	
VAT	Not applicable	
EPC	D (81)	

Contact

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