

3 WEDMORE STREET

ARCHWAY | N19 4RU

Freehold site for sale in  
Archway

Potential Redevelopment/  
Conversion Opportunity.

Site Area: 0.2 acre (0.08 ha)  
with buildings of 4,422 sq.ft.



STRETTONS



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## Location

The site is situated in the northern part of the London Borough of Islington, in Archway. It is positioned on the south side of Wedmore Street, accessible just off AI Holloway Road. Holloway Road offers swift access to central London and convenient road connections to both the A406 and M11.

## Description

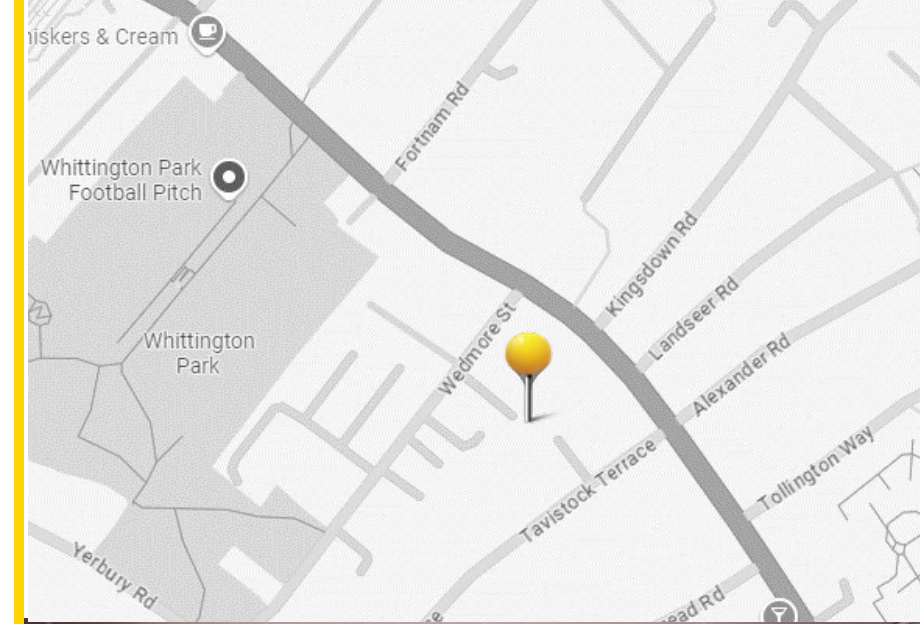
The property has an L-shaped configuration, covering approximately 0.2 acres (9,683 sq.ft), and can be accessed through an undecroft which is limited by height and width. The premises feature a sizable courtyard, utilised partly for parking with around 13 parking spaces. Towards the west side and rear of the building, there is a combination of workshops and offices, ranging in size from 200 sq.ft to 1,000 sq.ft. 11 office/warehouse units let to various tenants (see tenancy schedule below), totalling to circa 4,422 sq.ft. The site is suitable for conversion/redevelopment, subject to necessary planning consents.

## Transport Links

-  Tufnell Park Station 0.7 miles
-  Archway Station 0.7 miles
-  Holloway Road Station 0.9 miles
-  Upper Holloway Station 0.3 miles

## Tenancy Schedule

Unit	Break Option
1	Break in Nov 2025
2	Break in Nov 2025
3	Vacant Soon – Nov 2024
4	Vacant Soon – Nov 2024
5	Vacant Soon – Nov 2024
6	Break in Nov 2025
7	Break in Nov 2025
8	Vacant Soon – Nov 2024
9	Break in Nov 2025
10	Vacant Soon – Nov 2024
11	Break in Nov 2025
<b>Total Annual Income: £129,270</b>	







**PRICE:**

Upon application

**AML:**

The successful purchaser will be required to comply with Strettons' and the FCA's anti-money laundering requirements.

**BUSINESS RATES AND PLANNING:**

Each party are advised to make their own enquiries with the local authority.

**LEGAL COSTS:**

Each party to bear own costs.

**EPC:**

Available upon request.

**VAT:**

We have been advised the property is not VAT elected,

**VIEWING;**

Strictly by appointment through Strettons and Drivers & Norris.



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For further information please contact

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