



386 Hornsey Road

London, N19 4HT

Mixed Use Retail/Residential Investment

Shop With 2x2 Bed Flats

Freehold For Sale

1,496 sq ft

(138.98 sq m)

- Retail / Residential Investment
- Shop With 2x2 Bed Flats
- Shop Let On Long Lease
- Current Income: £64,700 pax
- Flats In Good Condition
- Prominent Location
- Total Area: 1,496 Sqft (139 Sqm)

Summary

Available Size	1,496 sq ft
Price	Price on application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located on Hornsey Road, close to its junction with Tollington Park, on the borders of Upper Holloway and Finsbury Park. The parade comprises of mainly local retail covenants at ground floor level with upper parts largely in residential use. The shop will serve the immediate adjacent residential population together with a certain amount of passing trade. Upper Holloway (London Overground) and Finsbury Park (London Underground Piccadilly & Victoria Lines) Stations are situated equidistantly nearby, offering a frequent commuter service into Central London. Numerous bus routes serve the surrounding area.

Description

The subject property comprises a ground floor retail unit with two self-contained, 2-bedroom flats above. The ground floor unit is used as barbers/hairdressers, the first floor is currently vacant and the flat on the second floor is Let.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	468	43.48	Available
1st - First Floor	398	36.98	Available
2nd - & 3rd Floor Maisonette	630	58.53	Available
Total	1,496	138.99	

Tenancies

Ground Floor Shop - Let on a proportional Full Repairing & Insuring Lease for a term of 16 years from 15th June 2022 subject to a rent review on the 5th April 2026, 2030 & 2034 The Lease is within the security of the Landlord & Tenant Act 1954.
Rent: £12,500.00 pax

First Floor 2 Bed Flat - Let on an AST agreement for a term of 1 year from 17th November 2025 at a rental of £22,200 per annum

Second & Third Floor Maisonette - Let on an AST agreement for a term of 1 year from 3rd August 2025 at a rental of £30,000 per annum

Total Income - £64,700 per annum.

Note

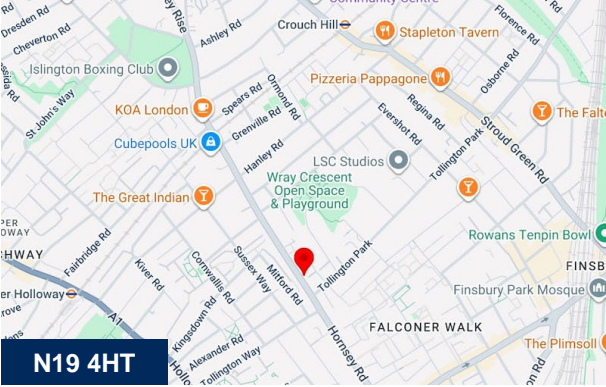
Under the Estate Agents Act 1979, Section 21, one of the directors declares a personal interest in the subject property.

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



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