



GILMARTIN LEY

Vacant Freehold Retail Banking Property For Sale - London N7

on behalf of Bank of Cyprus

**95 Seven Sisters Road,
Holloway,
LONDON, N7 6BZ**



Area

Net Internal Area: 294 sq.m. (3,164 sq.ft.)

Price

Offers in excess of £600,000 subject to contract



Property Description

The property comprises a prominent vacant ground floor retail bank premises with basement. The residential upper parts have been sold off on a 999 year lease.

The retail element benefits from a main frontage to Seven Sisters Road and return frontage to Hornsey Road. The property has planning consent for A1 retail and A2 professional and financial services uses.

The unit is in a good decorative order throughout and is divided into a reception area, counter, main open plan office, two executive offices, WCs and a kitchen at the rear, with access to a small rear courtyard.

The specification includes air conditioning and under floor trunking.

Key considerations

- > Bid deadline by midday on Friday 12th February 2016
- > Freehold shop and upper part
- > Prominent corner position
- > Vacant ground floor retail / bank and basement - Net Internal Area of 294 square metres (3,164 square feet)
- > Upper parts sold off on 999 year lease at a peppercorn ground rent
- > 0.95 km (0.55 miles) to Finsbury Park Station
- > Thriving residential and commercial area
- > Air conditioning
- > Under floor trunking



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	170.00	1829	
Basement	124.00	1334	

Property Location

The property occupies a predominant position on the corner of Seven Sisters Road (A503) and Hornsey Road (A103), less than 0.4 km (0.25 miles) east of the A1 (Holloway Road), within a densely populated residential and commercial area. Nearby occupiers include Poundstretcher, Peacocks, Tesco Express, McDonald's and numerous independent retailers. Nag's Head Shopping Centre is 0.27 km (0.17 miles) away.

The Nag's Head area is one of two major retailing centres in London Borough of Islington with over 225 shops, leisure facilities, bars and restaurants.

The property is situated within a short walking distance to the Sobell Leisure Centre and Emirates Stadium with the North Campus of London Metropolitan University also close by.

The area is well served for transport communications: Finsbury Park (Main Line Rail, Victoria and Piccadilly London Underground Lines) is 0.88 km (0.55 miles) to the north east and Arsenal Underground Station (Piccadilly Line) is 0.64 km (0.4 miles) to the east. Seven Sisters Road and Hornsey Road are major bus routes along which there are numerous services running at frequent intervals.

2010 Rateable Value £35500.00

Estimated Rates Payable £15371 per annum

Service Charge p.a. N/A

Terms Freehold for sale subject to the 999 year lease at a peppercorn ground rent of upper parts

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Islington

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/22988>
Bid Requirements
Replies to CPSE1
Chancel search result dated 22nd October 2015
Commercial drainage and water search result dated 23rd October 2015
Sitecheck Access Environmental search result dated 26th October 2015
Flood search result dated 22nd October 2015
Local search result from Islington Borough Council dated 26th October 2015
Floor Plan - Ground Floor
Lease to Upper Parts
Title Document (Register)
Title Plan
Energy Performance Certificate
Asbestos Report

Last Updated: 29 Apr 2016



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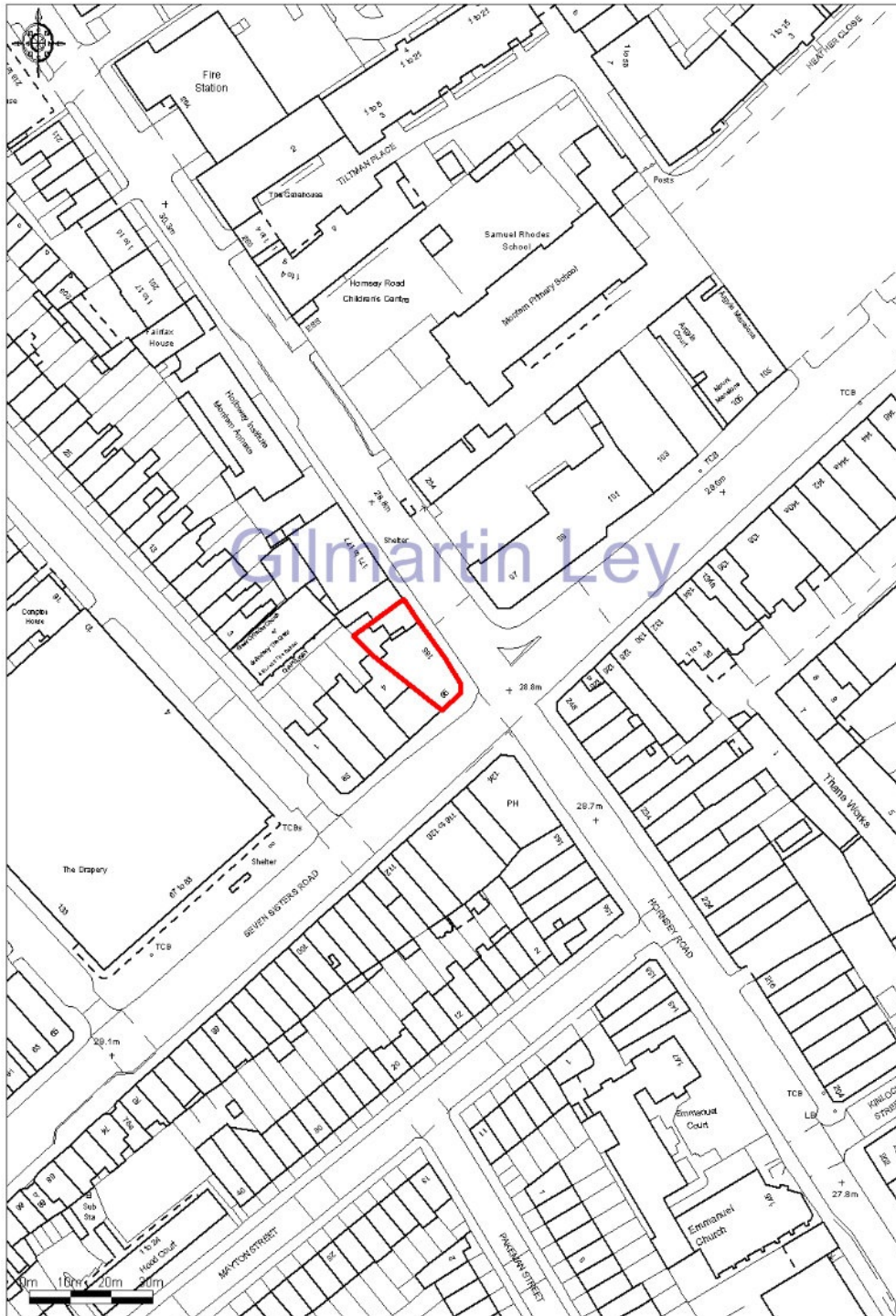


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Our ref: 22988

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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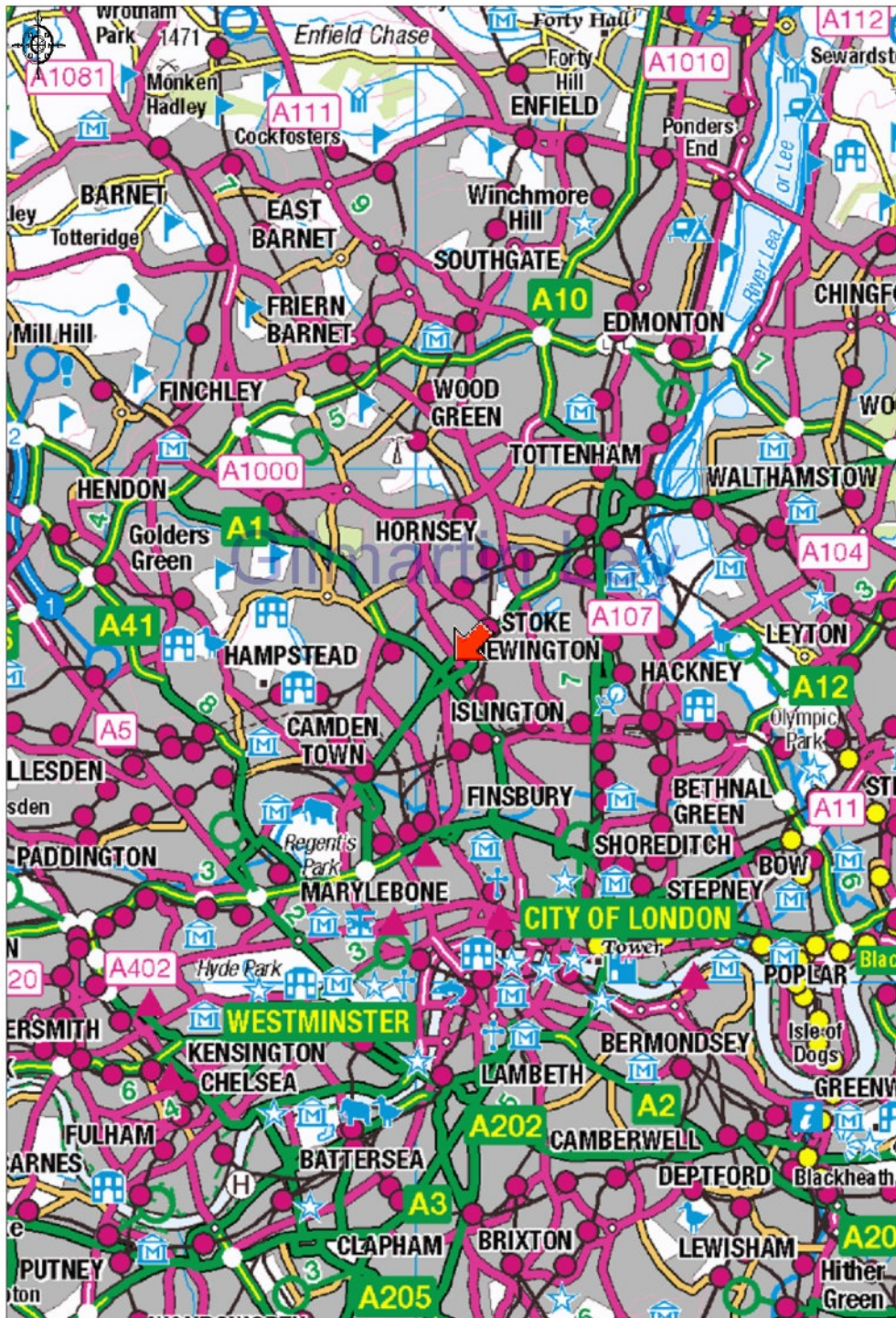


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