



GILMARTIN LEY

Freehold Shop and Upper Parts with Development Potential - Archway N19

Vacant possession of the whole possible 1st January 2022

**169 Junction Road,
Archway,
LONDON, N19 5PZ**



Price

Offers in excess of £750,000 subject to contract



Property Description

The property comprises a four storey Victorian terraced building arranged on basement, ground, first and second floor levels with small attic level.

The occupier of the ground floor shop is holding over on a lease which expired in July 2015. The current passing rent is £12,000 pa.

The remainder of the property is vacant.

The upper part comprises a self-contained maisonette which is currently arranged with 3 bedrooms, living room, kitchen/breakfast room, shower room / WC, additional separate WC and small attic storage room.

There are two flats in the basement.

The front basement flat is accessed via the entrance lobby to the maisonette and comprises an open plan kitchen / living area, a bedroom and shower room / WC. This flat has no natural light or permanent ventilation so any letting of this property may be in breach of the Homes (Fitness for Human Habitation) Act 2018.

The rear basement flat is accessed from a shared gated pedestrian access way off Monnery Road and comprises a living room with open plan kitchen, a bedroom and a shower room / WC. There is an old door opening and lobby which connects the front and rear basement flats.

We understand that vacant possession of the entire property can be achieved by not later than 1st January 2022.

Key Considerations:

- > Desirable and improving location - 900m from Parliament Hill Fields
- > Freehold
- > Three vacant flats plus a shop producing £12,000 pa
- > Substantial and attractive Victorian building of 2,873 sq.ft. GIA
- > Potential to develop and reconfigure and for alternative uses STPP
- > Exceptional transport communications: three stations within 600 metres
- > Only 150 metres from Dartmouth Hill Park

<https://www.gilmartinley.co.uk/properties/for-sale/development/archway/london/n19/29117>

Our ref: 29117

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
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Gross Internal Area: 267 sq.m. (2,873 sq.ft.)

	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor Shop	59.36	638	Net Internal Area
Upper Maisonette	98.82	1,063	Gross Internal Area
Basement Flat Front	35.11	377	Gross Internal Area
Basement Flat Rear	42.93	462	Gross Internal Area

Property Location

The property is located on the east side of Junction Road (A400) just north of Monnery Road, in between Archway and Tufnell Park, an 'up and coming' part of inner north London. There is a wide variety of commercial occupiers in the immediate vicinity including include bakeries, cafés, offices, restaurants, bars and supermarkets. The Whittington Hospital is located approximately 600 metres north of the property.

Transport communications are excellent. Tufnell Park Station (Northern Line) is approximately 450 metres south and Archway Station (Northern Line) is 530 metres north. Upper Holloway London Overground Station is 575 metres to the north east. Numerous bus routes run along Junction Road.

The location has good access to public green spaces: Dartmouth Hill Park is only 150m to the west of the property and Hampstead Heath / Parliament Hill are approximately 900 metres to the west.

2017 Rateable Value £13500.00

Estimated Rates Payable £3240 per annum

Service Charge p.a. n/a

Terms Freehold for sale (majority currently with vacant possession but we understand that full vacant possession should be possible by 1st January 2022)

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/29117>
Offer Requirements
Shop Lease
Energy Performance Certificate - Ground Floor
Energy Performance Certificate - Upper Maisonette
Energy Performance Certificate - Basement

Last Updated: 02 Mar 2022

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Thursday, June 24, 2021, ID: CM-00972057
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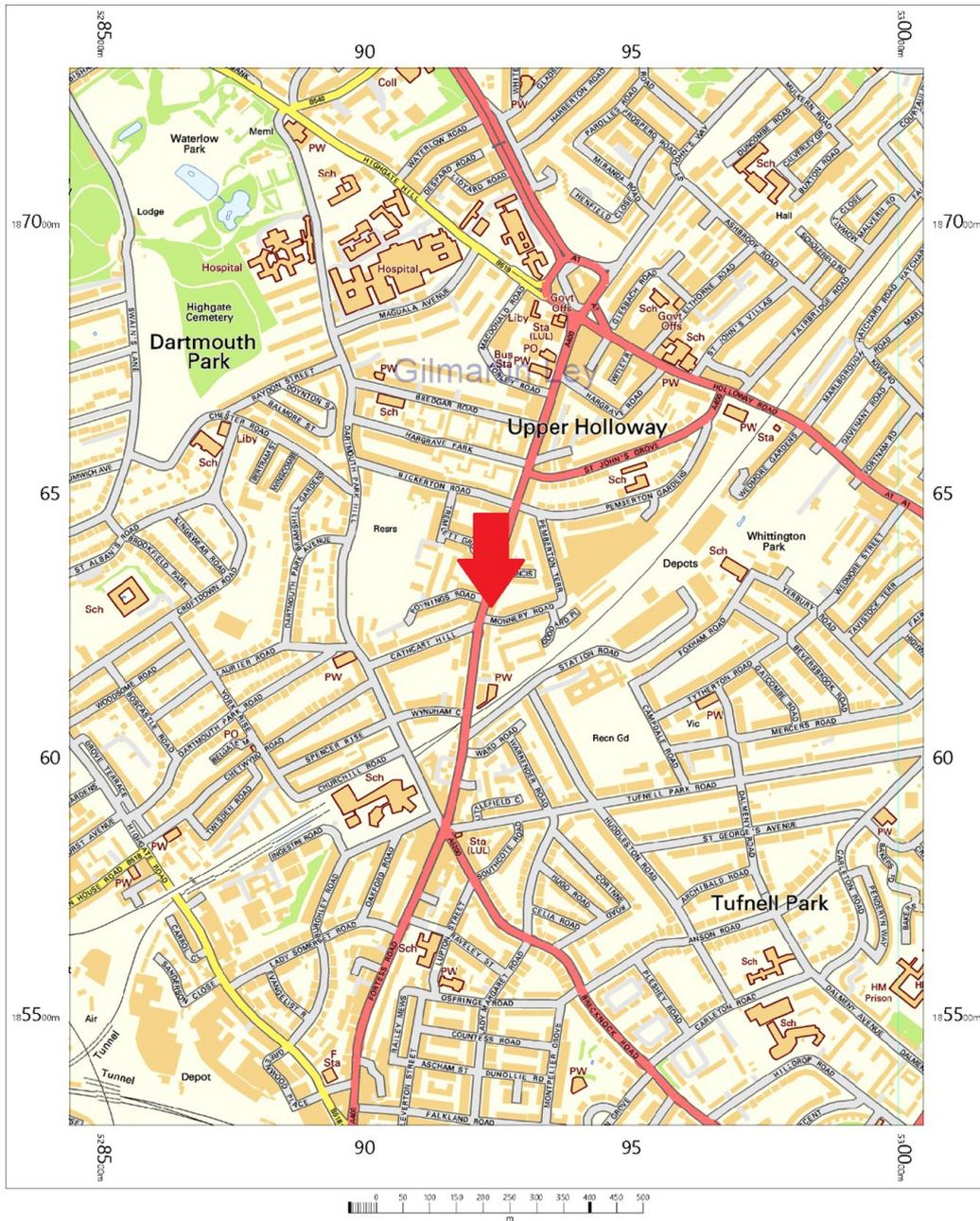


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OS Streetview
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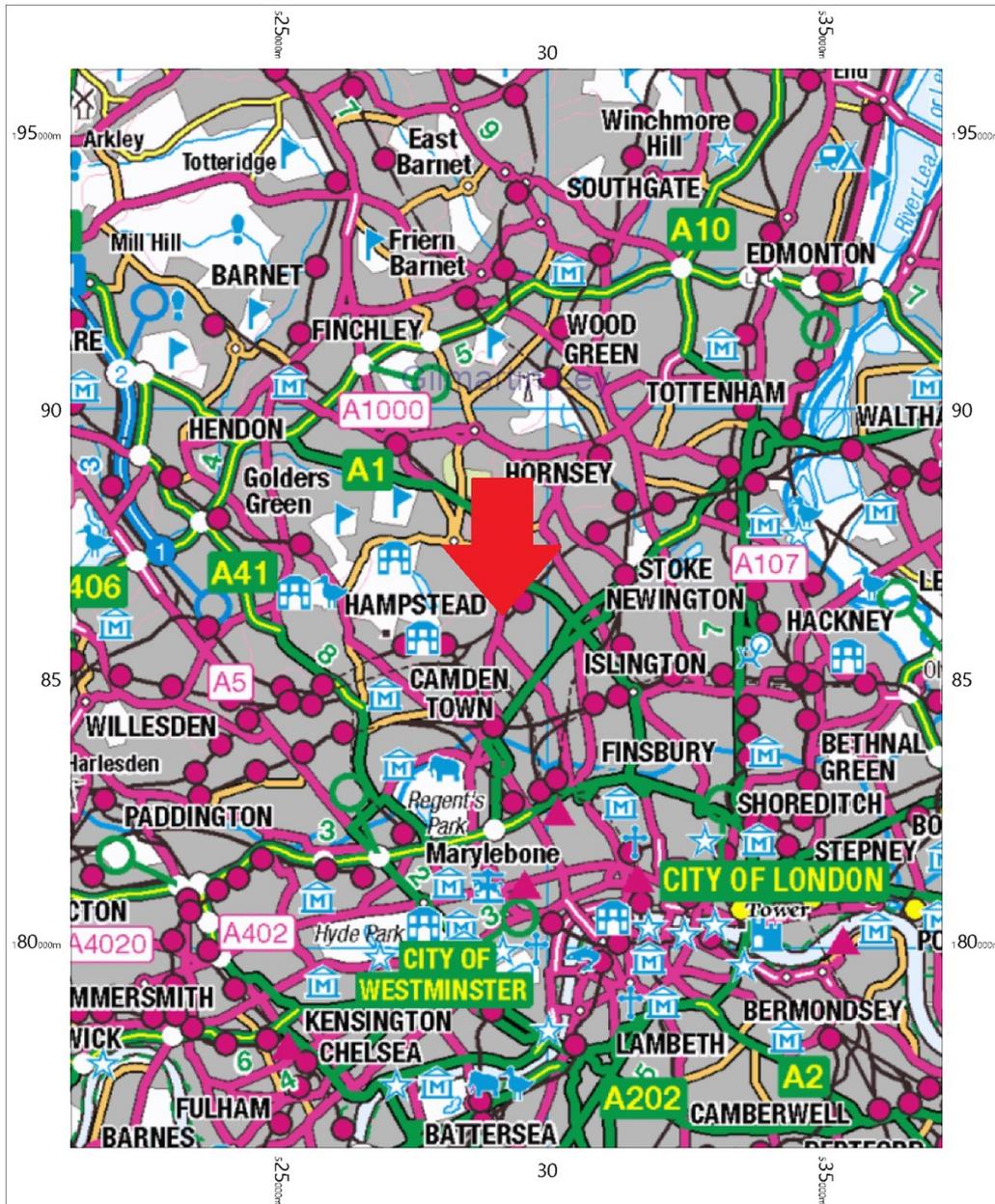


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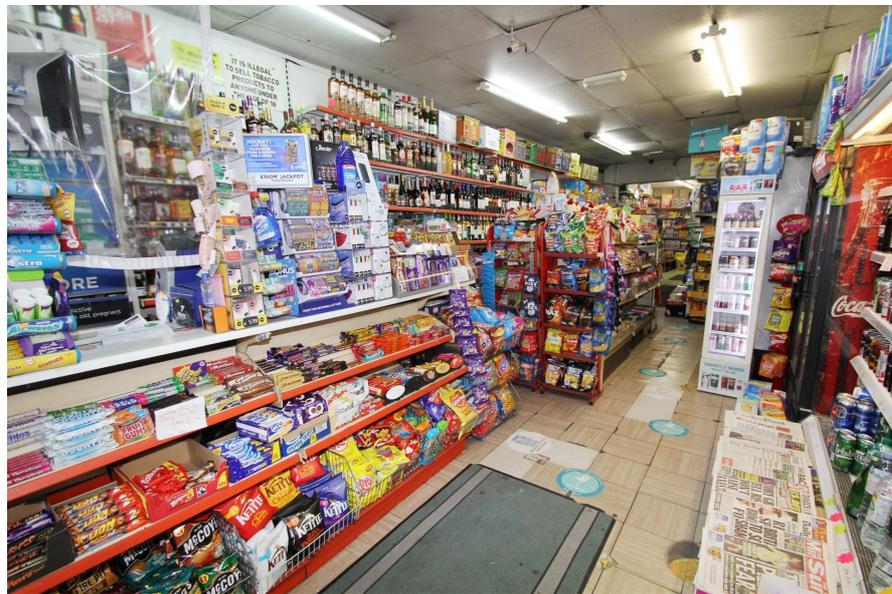
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