

PROMINENT CLASS E FREEHOLD FOR SALE

HOLLOWAY, N7

490 HOLLOWAY ROAD

Description

Holloway forms part of the London Borough of Islington and located approximately 3.5 miles north of Central London. The area is well served by public transport and is easily accessible by London's Underground and Overground Rail Network.

The premises are situated in a prominent position on Holloway Road with nearby retailers including **B&Q Local** and with **Iceland** and **Sportsdirect** a short walk away. The premises are located in a Conservation Area.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground and part first floor, providing the following approximate areas:

 Ground Floor Sales
 2,010 q. ft.
 (186.74 sq. m)

 Ground Floor Ancillary
 481 sq. ft.
 (44.69 sq. m)

 First Floor Ancillary
 746 sq. ft.
 (69.31 sq. m)

 Total
 3,237 sq. ft.
 (301 sq. m)

Part first floor and the entire second floor of the building have been sold off for residential conversion on a 125-year lease commencing 28 November 2017 at al ground rent of £100.00 per annum.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of £550,000.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value £33,400 **UBR (24/25)** 0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of B 40. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King 07545 386694

fred die. king@green partners. co.uk

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.











