

London N7 - 95 Seven Sisters Road and 165-167 Hornsey Road N7 6RA
Freehold Mixed Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



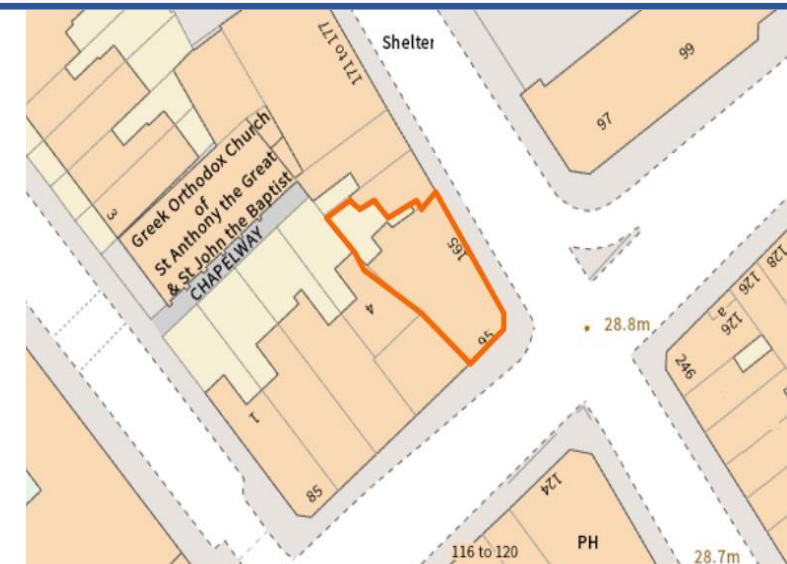
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Investment Consideration:

- Purchase Price: £1,200,000
- Gross Initial Yield: 6.25%
- Rental Income: £75,000 p.a.*
- VAT is NOT applicable to this property.
- The property comprises retail marketplace arranged over ground floor and basement
- Property Let on 20 year lease, no breaks until 2038
- Rent review every 5th year linked to RPI
- The residential upper parts have been sold off on a 999 year lease at a peppercorn ground rent.
- Occupiers close by include Poundstretcher, Peacocks, Tesco Express and McDonald's, amongst others



Tenancies & Accommodation:

Property	Accommodation		Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 95 Seven Sisters Road and 165 & 167 Hornsey Road	Ground Floor	170 sq m (1,829 sq ft)	Hansali Corporate Limited t/a The Junction	20 years from 19th February 2018	£65,000*	Note 1: FRI Note 2: No breaks Note 3: Rent review every 5th year linked to RPI Note 4: Given the RPI linked rent review on 19/02/2023, the rent will rise to a minimum of £75,000 p.a. at the review. The Vendor will top-up rent to equivalent of £75,000 p.a. upon completion.
	Basement	124 sq m (1,334 sq ft)				
	Total:	294 sq m (3,163 sq ft)				

* The Vendor will top-up rent to equivalent of £75,000 p.a. upon completion.

Total

£65,000

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Property Description:

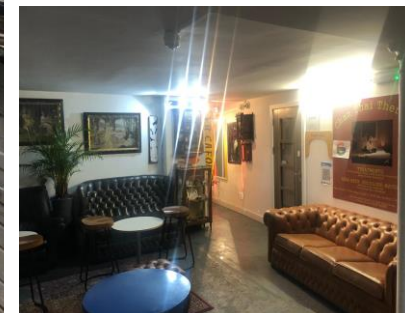
The property is arranged on basement and ground floor mixed retail with the residential upper parts sold off on a 999 year lease at a peppercorn ground rent. The property benefits from a prominent corner position in a thriving residential and commercial area.

The property provides the following accommodation and dimensions:

Ground Floor: Retail Shops	170 sq m (1,829 sq ft)
Basement: Retail Shops	124 sq m (1,334 sq ft)
Total area size:	294 sq m (3,163 sq ft)

Tenancy:

The entire property is at present let to Hansali Corporate Limited t/a The Junction for a term of 20 years from the 19th February 2018 at a current rent of £65,000 per annum. The lease contains full repairing and insuring covenants. No break clause. The property has A1 and A3 usage. Rent review every fifth year linked to RPI. Given the RPI linked rent review on 19/02/2023, the rent will rise to a minimum of £75,000 p.a. at the review. The Vendor will top-up rent to equivalent of £75,000 p.a. upon completion.

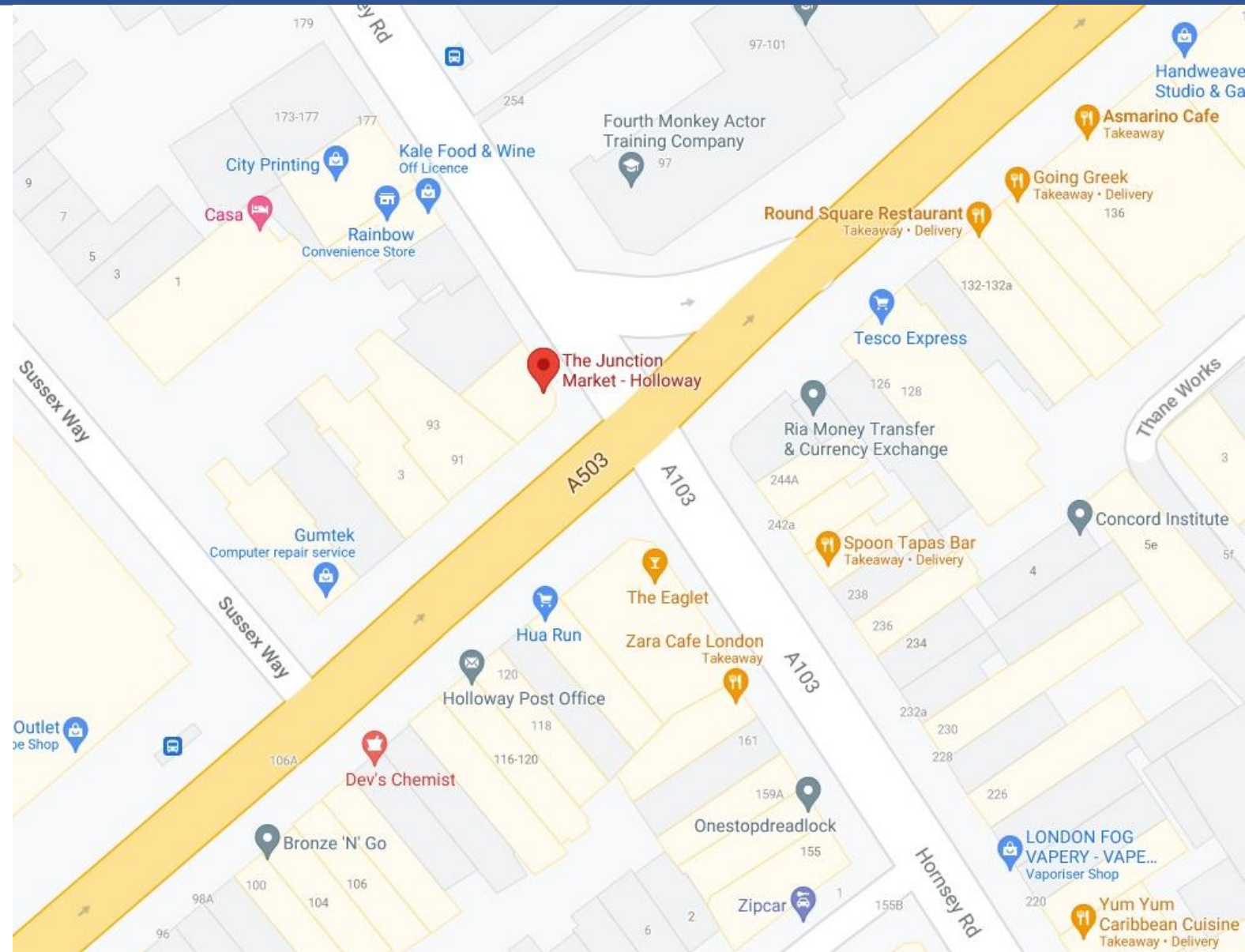


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Location:

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. 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.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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PROPERTY INVESTMENT & DEVELOPMENT

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