

Lot 17

83 Parkhurst Road, Holloway,
London N7 0LP

GUIDE PRICE: £425,000



**FREEHOLD LOCK-UP KIOSK, STUDIO FLAT
AND UPPER PARTS WITH INVESTMENT
INCOME**

This mixed commercial/residential building is arranged as a lock-up kiosk, that has recently had a refitted shop front, and a self-contained studio flat to the rear. There is also a flat above the property, spread over two floors, offering five bedroom accommodation. The upper parts are currently let on an Assured Shorthold Tenancy Agreement for a twelve month period commencing 15/6/2010 at a rent of £2166.66 pcm. (£26,000 pa). The commercial element and the self-contained studio are currently vacant. The property is situated in a busy parade within 100 metres of Holloway Road at the Naggs Head junction, close to all the major bus routes and within 1/3 mile of Holloway Road Tube (Piccadilly).

ACCOMMODATION

Lock up kiosk, self-contained studio flat to rear:
approximately 491 sq ft.

Flat above: five bedrooms, lounge, kitchen, two
bathrooms

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Islington 020 7527 2000

Rateable Value: £5,300

Council Tax: Band D

VENDOR'S SOLICITORS

Garry Lucas, Lucas McMullan Jacobs, Law Chambers, 258
High Road, Loughton IG10 1RB, 020 8418 3222

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Drivers & Norris
020 7607 2001

**drivers&norris**

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN