

# Lot 25

## 285 Hornsey Road, Finsbury Park, London N19 4HN GUIDE PRICE: £90,000 PLUS



### MIXED COMMERCIAL/RESIDENTIAL INVESTMENT WITH PART VACANT POSSESSION

This three storey terraced building consists of a ground floor lock up shop that is currently vacant and a separate first/second floor self-contained maisonette above with own street access from Tollington Way that has been sold off on a long lease now for a term of 189 years from 25.12.1978 at a current ground rent of £50 per annum. Found on the west side of Hornsey Road close to the junction of Tollington Way on this busy thoroughfare which includes other nearby traders such as Tesco Express, Public house, coffee shop and general stores serving this densely populated residential location.

#### ACCOMMODATION

Shop frontage 15'3" with a depth of 24'9". Kitchenette, WC and rear store room with door to fire escape. Total GIA approximately 455 sq ft (42.3 sq m). Formally a hairdressing salon with A1 use and electric security shutters previously let at £9,000 per annum. The owner has received an offer on the shop for a 5 year lease on a yearly contract at £9,000 per annum.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Islington 020 7527 2000  
Rateable Value for Shop: £7,200

#### VENDOR'S SOLICITORS

Waterfields Solicitors  
445 Roman Road  
London  
E3 5LX  
020 8981 4460

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN