

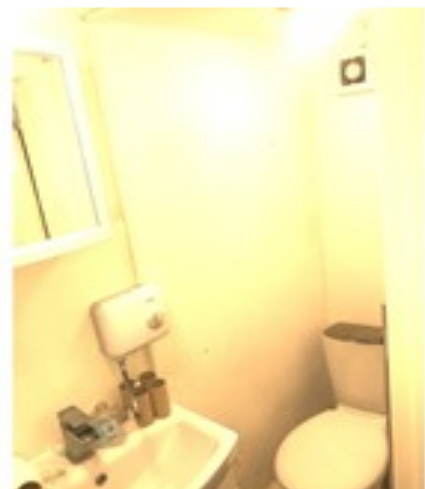
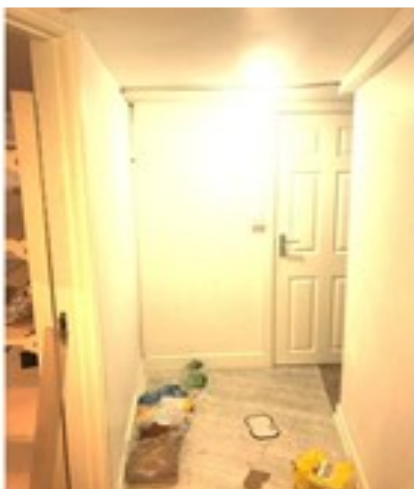
retail in EC1V

St John Street, London
Islington, EC1V 4LD

£499,950 Starting Bid

- ✓ Two floor retail unit
- ✓ NIA 48.5sqm (522sqft)
- ✓ Excellent central London location
- ✓ Large window frontage
- ✓ Basement with storage and services
- ✓ Long leasehold (125y from 2001)

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: None Price: £499,950

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this two floor floor retail unit, excellently situated along St John's Street in central London. The property was last used as an off licence, and comprises main sales area to the ground floor, plus storage, kitchen and W.C. facilities to the basement. The unit measures an NIA of approx. 522sqft and is fully fitted for its current use. This offers an ideal investment opportunity, as when let could achieve an income of around £25,000 per annum.

Please note that we have not inspected this property.

Location

The subject property is fantastically located along St John's Street, central London, just 0.2 miles from Angel Station, 0.3 miles from City, University of London and a minute's walk from Sadler's Wells Theatre. The property is surrounded by excellent services, amenities and transport links.

Accommodation

GROUND FLOOR: 23.2sqm

Main sales area

BASEMENT: 25.2sqm

Storage

Kitchen

W.C. facilities

NIA 48.5sqm (522sqft)

Sizes sourced from VOA.

Tenure

Long leasehold of 125 years from 24 June 2001 with a ground rent of £100 per annum payable. Title number NGL803760.

Rateable Value

The adopted rateable value is £16,250 as of 1st April 2017.

Sourced from VOA.

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



St John Street, London, Islington, EC1V 4LD

Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 737 1154, Fax: 0191 222 0314, www.pattinson.co.uk

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