

Lot 7

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



**MIXED COMMERCIAL/RESIDENTIAL
INVESTMENT**

This three storey terraced building consists of a ground floor lock up shop and a separate first/second floor self-contained maisonette above with its own street access from Tollington Way. The shop is currently let for a 5 year term at a rent of £8,000 pa and the flat above has been sold off on a long lease for a term of 189 years from 25.12.1978 at a current ground rent of £50 pa. The property is located on the west side of Hornsey Road close to the junction of Tollington Way, a busy thoroughfare with nearby traders such as Tesco Express, a public house, coffee shops 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 approx 455 sq ft (42.3 sq m).

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Islington 020 7527 2000
Rateable value for shop: £7,200

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN