

ISLINGTON

2 Ecclesbourne Road & 272/280 New North Road, N1 3DG

Freehold Ground Rent & ATM income.
Freeholders' right to manage and insure.
SOLD

Acrewoods
CHARTERED SURVEYORS est 2003

34 Kingsley Road
Hounslow, Middlesex
TW3 1NS
0208 577 5733

LOCATION.

The property is located the corner of New North Road and Ecclesbourne Road.

A plethora of transportation links encompassing' many bus routes to the City and West End van be found at New North Road and Essex Road, with Essex Road station providing National Rail trains to Moorgate. The trendy bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch, London Fields & Old Street are all easily accessible.

ACCOMODATION.

1 x retail shop.

14 x residential flat.

RENT.

Ground Rent income £4,500 per annum.

ATM license (Tesco) £5,000 per annum.

Landlord has the right to insure the building and manage.

LEASE.

Property	Tenant	Term	Rental Income	Remarks
Ground floor Supermarket and Flats 1 and 4 to 14	Various	Each 999 years from 25th March 2003	£3,600 pa Fixed income	FRI
Flat 2 and 3	Various	Each 125 years from 25th March 2003	£600 pa Fixed income	FRI
ATM	Tesco Stores Limited	Licence 20 years from 4th Dec 2013.	£5000 pa Fixed income	FRI
Bin Store	Tesco Stores Limited	Licence 20 years from 4th Dec 2013.	£2000 pa Subject to annual review	Rent paid to Residential leaseholder service charge fund.

ADDITIONAL INFORMATION.

- ESW1 certificate.
- Lift x 1.
- CCTV.
- Fire alarm.
- Automatic smoke vents.
- Mains operated smoke alarms.
- Emergency lighting.

PRICE.

In excess of £180,000, STC.

LEGAL COSTS.

Each party to bear their own costs.

LEGAL NOTICES.

Section 5, 5B of the Landlord and Tenant Act 1987 (as amended) ("LTA 1987"), have been served.

VIEWING.

For all enquires, contact Paul Baker at ACREWOODS Chartered Surveyors.

enquiries@acrewoods.com

DISCLAIMER NOTICE: Whilst every care is taken in the preparation of these particulars ACREWOODS Limited and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property August 2021.

DISCLOSURE.
It is brought to your attention that a member of this **firm** has an interest in this property.