

**HIGHLY PROMINENT MIXED USE BUILDING****224 Holloway Road**

London, N7 8DA

**Highly Prominent Prime Mixed Use Building****Ideal for Development****Freehold For Sale****1,550 sq ft****(144 sq m)**

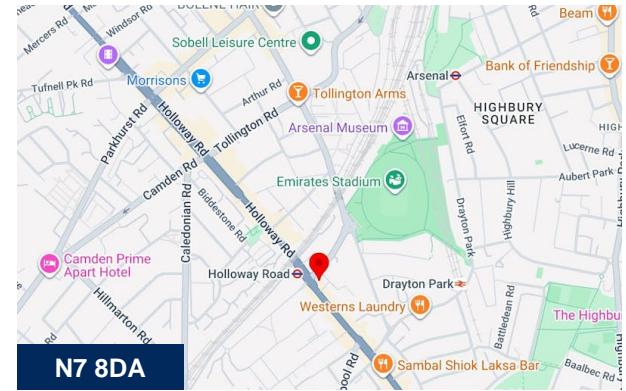
- Full Vacant Possession Upon Completion
- Highly Prominent
- Opposite Holloway Road Station
- Ideal For Development
- Adjacent To The London Metropolitan University
- Emirates Stadium Is Within Walking Distance
- 1,550 Sqft

## Summary

Available Size	1,550 sq ft
Price	£775,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

The property is located in a highly prominent position on the North East side of Holloway Road (A1) close to the junctions of Hornsey Road and Eden Grove. Adjacent occupiers include the London Metropolitan University, Subway together with many well known multiple and local retailers, bars and restaurants. The Emirates Stadium is within walking distance. Transport facilities are excellent with Holloway Road Underground Station (Piccadilly Line) and Highbury & Islington Underground Station (Victoria Line) both being within walking distance.



## Description

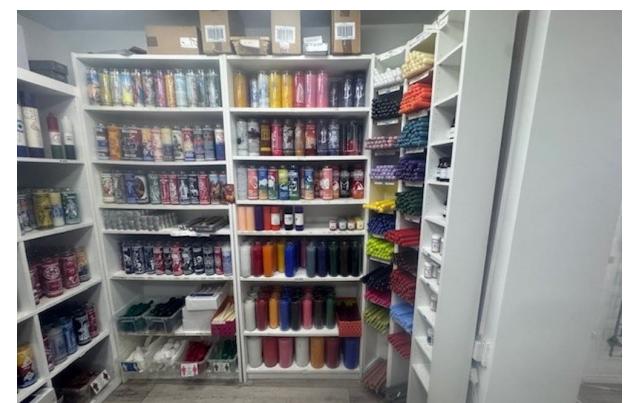
Comprises a ground floor shop and rear storage together with first and second floors. The upper floors are accessed via the shop and provide 3 rooms on the first floor and 2 rooms on the second floor being in a dilapidated condition. The building is ideally suited for development and is being offered with full vacant possession upon completion.



## Accommodation

The accommodation comprises the approximate areas:

Name	sq ft	sq m	Availability
Ground - Retail Shop	440	40.88	Available
Ground - Rear Storage	240	22.30	Available
1st - 1st Floor	600	55.74	Available
2nd - 2nd Floor	270	25.08	Available
<b>Total</b>	<b>1,550</b>	<b>144</b>	



## Freehold Price Land Registry Title Number (NGL235748)

£775,000, full vacant possession upon completion



## Legal Costs

Each party to bear their own Legal Costs.

## Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

## Viewing

Strictly by appointment through owner's SOLE agents.

## Viewing & Further Information



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