Christo &Co

**For Sale**


MIXED USE DEVELOPMENT/INVESTMENT

# 162 Holloway Road

London, N7 8DQ

## Highly Prominent Retail/Office Building Investment

## Ideal for Development/ Change of Use

## Freehold For Sale

## 6,565 sq ft

(609.91 sq m)

- Income Producing From the Shop and Basement £26,000 pax
- Offices Fully Vacant
- Highly Prominent
- Ideal for Development/Change of Use
- Potential for Adding Additional Floor at the Rear of the Building (Subject to Obtaining Consent)
- Adjacent Occupier London Metropolitan University & Jamie Oliver Cookery School

## Summary

| | |
|---|---|
| **Available Size** | 6,565 sq ft |
| **Price** | £1,500,000 |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | D (87) |

## Location

The property is located in a highly prominent position on the North East side of Holloway Road (A1) close to the junctions of Drayton Park and Hornsey Road. Adjacent occupiers include the London Metropolitan University, Jamie Oliver Cookery School 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 highly prominent retail/office building arranged as a ground floor shop and basement together with self contained first, second and third floor vacant offices. The ground floor shop and basement is tenanted. The upper floors are ideally suited for development/conversion and extension.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Ground Floor Shop | 1,550 | 144 | Available |
| Basement - Storage | 1,862 | 172.99 | Available |
| 1st - First Floor Offices | 2,131 | 197.98 | Available |
| 2nd - Second Floor Offices | 538 | 49.98 | Available |
| 3rd - Third Floor Offices | 484 | 44.97 | Available |
| **Total** | **6,565** | **609.92** | |

## Shop and Basement

The ground floor shop and basement is Let to 21st Centuryretro LTD on a proportional FR&I Lease that expired on the 17th June 2025 rent of £26,000 pax plus Vat. The Lease is within the security of the Landlord and Tenant act 1954. Ongoing negotiations with the tenants for them to take a new Proportional FR&I Lease for a term of 10 Years from June 2025 subject to a rent review at the end of the 5th Year and also subject to a mutual break clause operable at the end of the 3rd Year at a commencing Rental of £31,800 pax plus Vat.

## Pre App

Our clients have submitted a Pre App to the local authority for a mix use refurbishment and extension of the upper floors including three residential flats with the retention of the offices at first floor level. Plans of the scheme are available upon request.

## Price

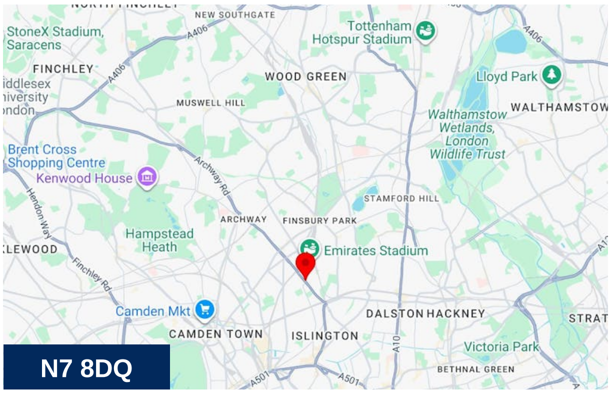
£1,500,000 plus Vat with the benefit of the income from the Shop and basement.

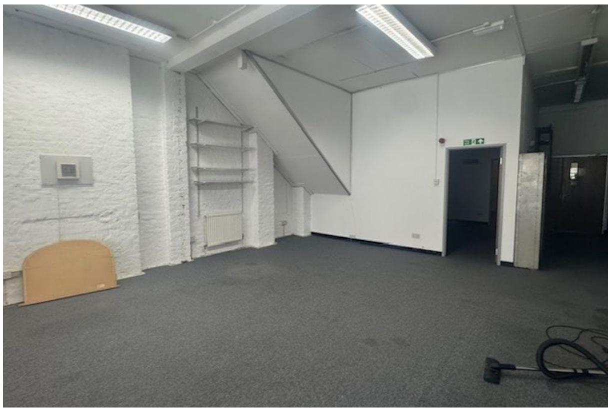
## Identification

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

## Viewings

Strictly by appointment through owner's SOLE agents.



## Viewing & Further Information

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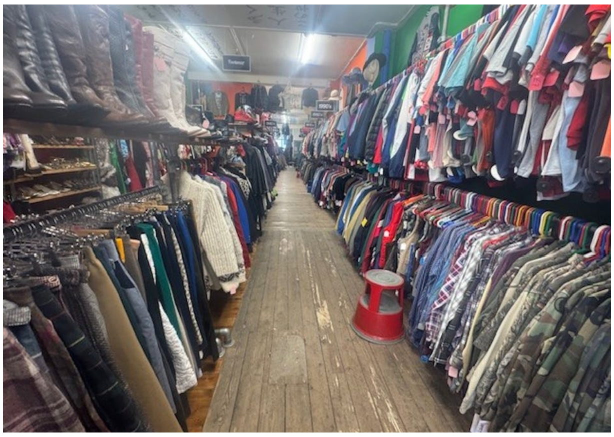


HOLLOWAY ROAD