

**TO LET**

**487 LIVERPOOL ROAD**

**LONDON N7 8PG**

**A1 RETAIL  
UNIT  
CORNER  
POSTION**



**Retail Approx. NIA: 665 SQ FT (61.77 SQ M)  
With Residential Uppers.**



**9-10 Domingo Street, London EC1Y 0TA**

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants



**Email: [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk). Tel: 0207 566 6455**

## LOCATION

The property is located on the corner of Liverpool Road and Sherringham Road. Running parallel to the busy Holloway Road where there are numerous local retailers and restaurateurs. Easy access to Highbury and Islington station and Caledonian Road station.

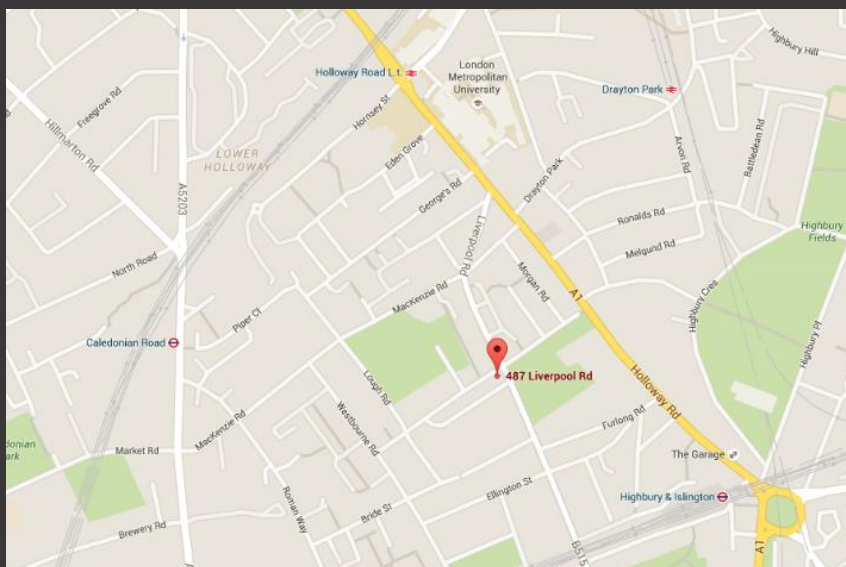
St Mary Magdalene Academy is situated less than 50 metres away.

## DESCRIPTION

The premises is for the shop and residential flat above, the retail is arranged over ground floor and benefits from the following Net Internal Area:

*Size (All measurements are approx on a NIA basis)*

Floor:	Sq Ft	Sq M
<b>Retail Unit:</b>	<b>546 sq. ft</b>	<b>50.72 sq. m</b>
<b>Storage:</b>	<b>119 sq. ft</b>	<b>11.05 sq. m</b>
<b>Total:</b>	<b>665 Sq Ft</b>	<b>61.77 Sq. M</b>



## TERMS

The property is available by way of assignment of the 15 year lease from April 2012. The lease is subject to 5 yearly rent reviews and benefits from the right to sublet the residential accommodation on a 1 year AST. The flat is currently let at £30,960 per annum until August 2016.

The rent passing for this property is £50,000 per annum exclusive providing a net rent of £19,040 per annum.

Premium: Offers in the region of £85,000 are invited.

## USE CLASS

The property benefits from Retail (A1) and Residential (C3).

## SERVICE CHARGE

To be confirmed.

## VAT

To be confirmed.

## BUSINESS RATES

All interested parties are advised to make their own enquiries.

## LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

## EPC

EPC is available on request.

## VIEWING

Viewings directly through the Landlords Sole Agent:

**Goodsir Commercial Ltd.**

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