



## SITUATION

Occupying a prominent trading position on the busy Blackstock Road, close to the junction with Ambler Road, amongst a host of established local retailers, cafés and restaurants plus a **Sainsbury's Local Supermarket**, being well served by numerous bus routes and only a few minutes' walk from Finsbury Park Station (Victoria & Piccadilly Lines & National Rail) and within easy reach of Arsenal Underground Station (Piccadilly Line).

Finsbury Park has become a popular residential area midway between Highbury and Crouch End, enjoying the recreational amenities of Finsbury Park itself and being only ¾ of a mile from Arsenal Football Club's Emirates Stadium.

## PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Internal Width	12'4"
Shop Depth	24'3"
Built Depth	29'6"
WC	

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 29th June 2006 at a fixed peppercorn ground rent.



## TENANCY

The property is let on an effectively full repairing and insuring lease to **F Vata t/a Arsenal Barbers** for a term of 10 years from 29th September 2023 (**renewal of a previous lease**) at a current rent of **£14,000 per annum** exclusive **rising to £15,000 per annum on 29th September 2024**.

Rent Review 2028

**£14,000 p.a. rising to  
£15,000 p.a. in Sept. 2024**

## Vendor's Solicitors

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