

lot 12

41 Islington High Street  
London N1 9LH

Rent  
**£66,000**  
per annum  
exclusive

Freehold Retail Investment

- Prime Central London location
- Opposite Angel Station
- Prominent position on Islington High Street
- Nearby occupiers include Marks & Spencer, Prêt à Manger, Boots the Chemist and Waitrose



**Location**

Miles: Zone 1, Central London location, in the Borough of Islington  
Roads: A1, A501

Rail: Angel and Highbury and Islington London Underground Stations (Northern and Piccadilly lines)  
Kings Cross Mainline Station (1 mile)

Air: London City, London Stansted, London Luton

**Situation**

The property is well situated in a prominent position opposite Angel Underground Station, on the junction of Upper Street, and Liverpool Road. The nearby occupiers include Marks & Spencer, Prêt à Manger, Boots the Chemist, Waitrose, Gap, Burger King and Sainsbury's.

**Description**

The property consists of a ground floor retail unit with two floors of office accommodation, currently in use as an orthodontist and dental clinic.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail and Storage	113.36 sq m (1,220 sq ft)	<b>SWEET VENTURES LTD</b> (t/a Cards Galore) (1) (2)	10 years from 24/03/2009	£66,000	24/03/2014
Basement	Ancillary Storage	34.71 sq m (374 sq ft)				
First Floor	Surgery and Premises	34.76 sq m (374 sq ft)				
Second Floor	Surgery and Premises	30.45 sq m (328 sq ft)				
<b>Totals</b>		<b>213.28 sq m (2,296 sq ft)</b>			<b>£66,000</b>	

(1) The tenant has sublet the upper floors of the property.

(2) For the year ending 31st March 2010, Sweet Ventures Ltd reported a turnover of £12,528,828, a pre-tax profit of £274,856 and a total net worth of £1,003,175. (Source www.riskdisk.com 20/09/2011)

**For further details please contact:**

**Peter Cunliffe**  
Tel: +44 (0)20 7034 4852.  
Email: peter.cunliffe@acuitus.co.uk

**Tom Ryder**  
Tel: +44 (0)20 7034 4862.  
Email: tom.ryder@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**

**Hamllins LLP**  
Roxburghe House, 273-287 Regent Street,  
London W1B 2AD.  
Tel: +44 (0)20 7355 6000.  
Email: mhurst@hamllins.co.uk  
Ref: Mark Hurst.