

Lot 30

£200 Per Annum plus a Vacant Shop

74 Hoxton Street, London, N1 6LP

N1 Freehold Vacant Retail & Residential Ground Rent Investment



Key Details

- N1 London Location
- Within 1.5 miles of the City of London
- 300 metres from Hoxton Overground Station
- Close to Access Creative College, Hoxton
- Comprises a Vacant Shop and Flat above
- VAT-free Investment

Location

Miles: 1.5 miles north of the City of London
4 miles west of Stratford & Queen Elizabeth Olympic Park

Roads: A10, A501, A1208

Rail: London Liverpool Street
Hoxton Overground

Air: London City, Heathrow, Stansted & Gatwick Airports

Situation

Hoxton known for its street market is in the heart of the east end of London, within 1.5 miles north of the City of London and 4 miles west of Stratford. The area is a mixed residential/commercial suburb with good transport links being located close to the A10 & A501; Liverpool Street & Hoxton Overground railway stations together with London City airport 8 miles to the east. The property is located on Hoxton Street close to its junction with Falkirk Street, 200 metres north of Hoxton Square. The property is close to Hoxton library, Hoxton Hall, Access Creative College and with occupiers nearby including Job Centre, Domino's, Betfred, Ladbrokes, Poundland as well as a number of specialist local traders.

Description

The property comprises a ground floor shop with ancillary basement accommodation together with a self contained flat above.

Tenure

Freehold.

VAT

VAT is not applicable to these lots.

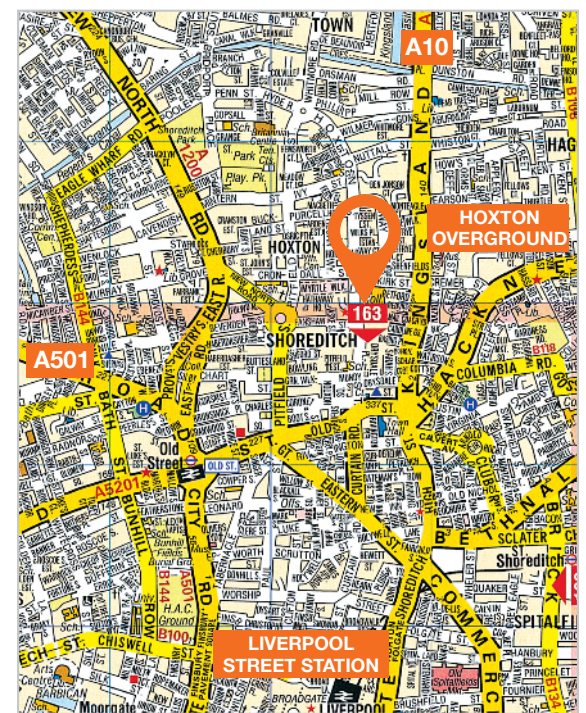
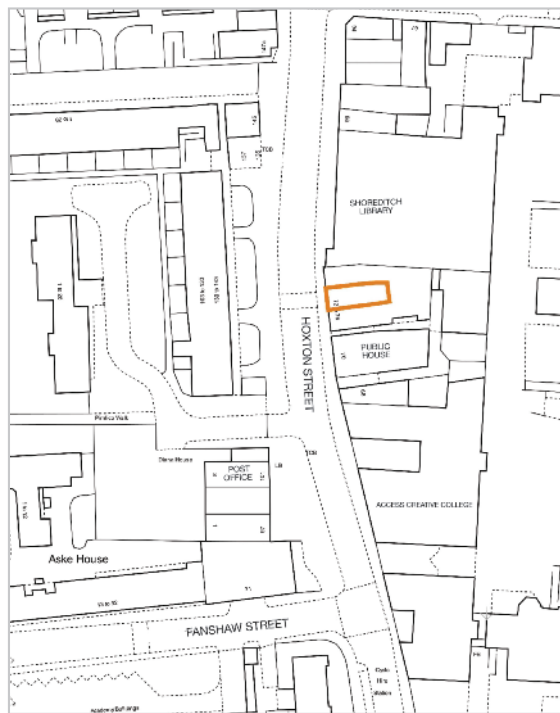
Six Week Completion

Energy Performance Certificate

See Legal Pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	46.20 sq m (497 sq ft)	VACANT			
Basement	Ancillary	20.30 sq m (218 sq ft)				
First	Residential		Individual	99 years from 26 June 1987.	£200	25/06/2086
Second	Residential					
Total Commercial		66.50 sq m (715 sq ft)			£200	



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