



99 St. Pauls Road, London, N1 2NA

£550,000

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Alwyne Estates are delighted to offer this freehold vacant shop (Class E) with yard adjacent to rear of neighboring 103 St Paul's Road N1. A short walk to Highbury Islington tube station gives this property an ideal investment opportunity for various uses subject to planning. After over 25 years in business Mr M P Jones will be retiring.

The freehold consists of a vacant ground floor shop and basement with the flat upstairs sold off on a long lease with an incoming yearly ground rent. The shop covers the area to the rear boundary wall set out in a mezzanine older style. With access through a right of way you have access from 101 St Paul's Road to the rear of the shop and basement with two side doors giving rear access. As well as this on the same right of way you have access to a yard & storage area set behind the building at 103 St Paul's Road. See floor plan attached. Please note this yard does not show on the virtual tour at present.

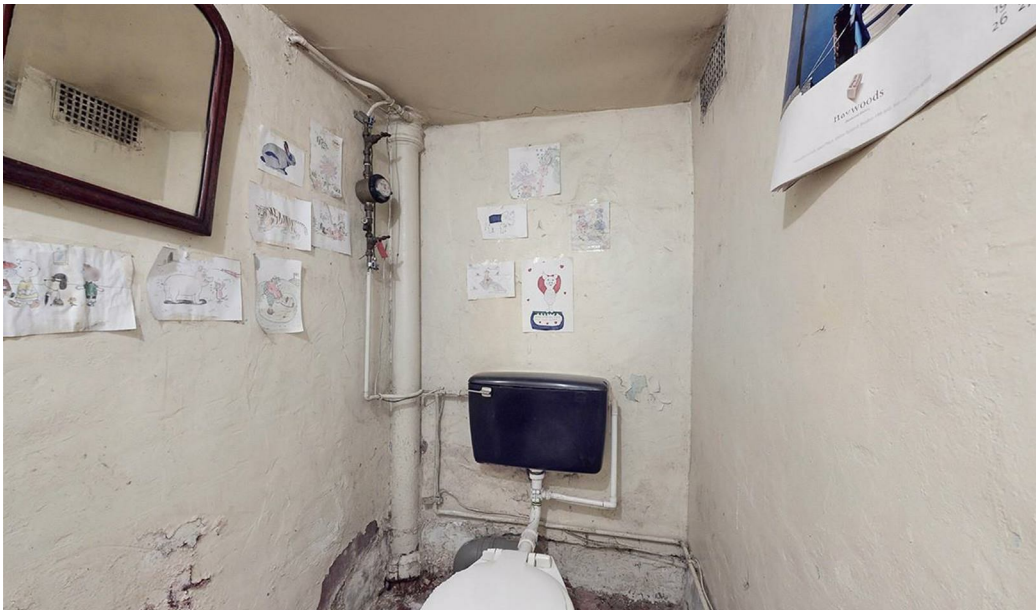


Council Tax Band: B

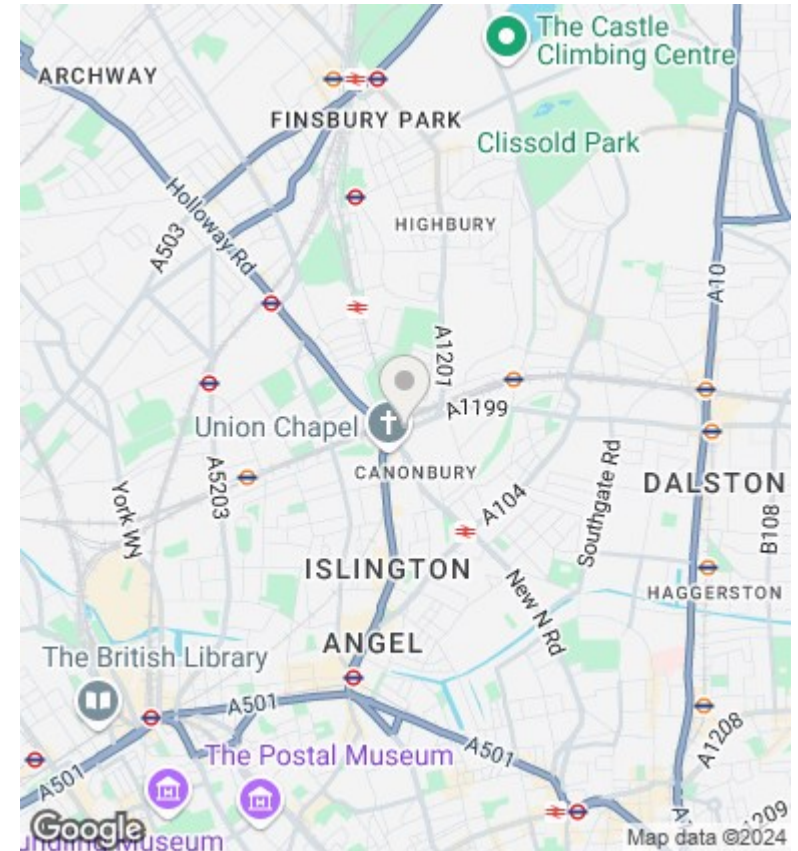


Full description





Directions



Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	