

270 Holloway Road, London N7 6NE
Mixed-Use Development Opportunity For Sale





INVESTMENT SUMMARY

- Brand-new, proposed scheme provides a mix of 4 x 2 bedroom apartments and 1 commercial unit on the ground-floor with an A3 use-class
- The site benefits from detailed planning consent, application reference P2016/1602/FUL from Islington Borough Council
- Located in the heart of Holloway Road, benefiting from excellent transport links into Central London with major Airports being a short distance away
- Residential NSA of 2,668 sq. ft. / 247.9 sq. m.
- Ground floor retail NIA of 730 sq. ft. / 67.8 sq. m.
- Existing site consists of a ground floor vacant cafe with upper parts arrange as individual rooms
- Freehold interest offered for sale with vacant possession
- Holloway Road Underground Station is within 400 ft of the site, with trains travelling into Kings Cross & St Pancras in just 5 minutes
- Total CIL including Mayoral is estimated at £51,000, and we understand there to be no Section 106 contributions
- Proposed accommodation schedule on the 'Planning' page

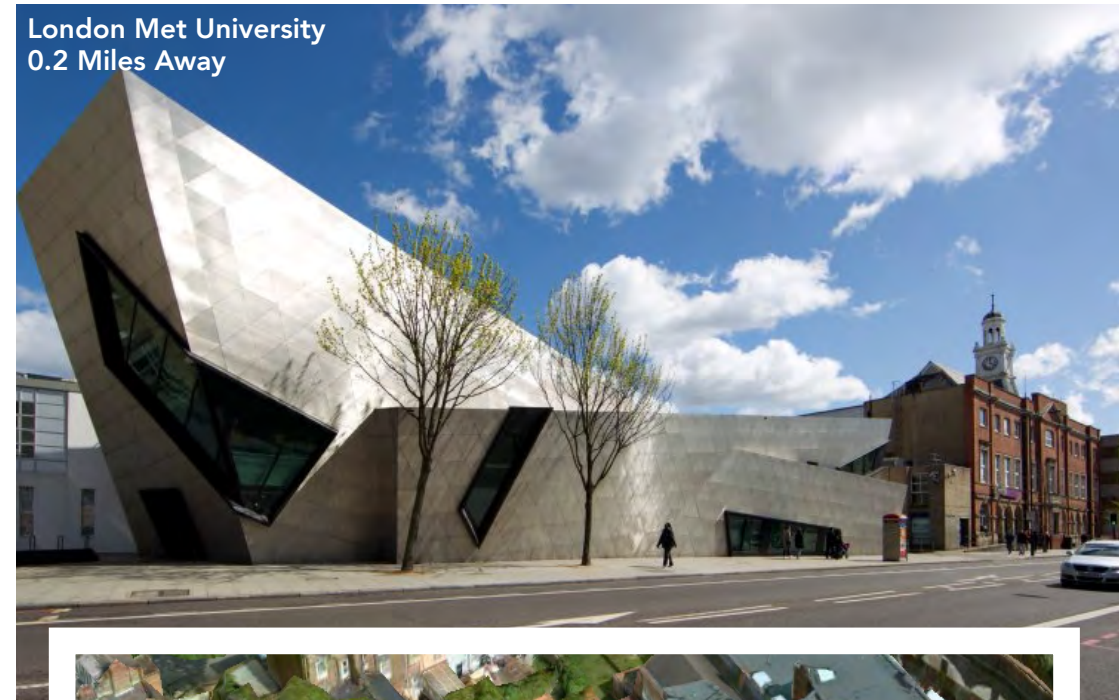




Holloway Road is a highly sought-after area of North London, attracting large volumes of young professionals, families and investors, looking for a well-connected location, benefiting from excellent local amenities, whilst being within a short distance from Central London and Major Airports

KEY DISTANCES

- 400 feet from Holloway Road Underground station
- 0.1 Miles from Biddlestone Park
- 0.2 Miles from Arsenal FC Emirates Stadium
- 0.2 Miles from London Metropolitan University
- 0.4 Miles from City and Islington College
- 0.5 Miles from Drayton Park Station
- 0.5 Miles from Sobell Leisure Centre
- 0.6 Miles from Caledonian Road
- 0.6 Miles from Paradise Park
- 0.8 Miles from Highbury Fields Tennis Court
- 1.5 Miles from Highbury Quadrant Primary School



London Met University
0.2 Miles Away



Aerial View of Site



DESCRIPTION

Located 400 feet from Holloway Road Underground Station, 270 Holloway Road benefits from detailed planning consent to provide a brand-new scheme, consisting of 4 x 2 bedroom apartments & 1 x A3 ground-floor commercial unit.

Holloway is a fantastic location in terms of connectivity and local amenities, and demand here is being pushed up due its affordable pricing compared with Central London and a strong requirement for apartments.

The immediate area has experienced large volumes of major investment in recent years, including large-scale regeneration projects in the vicinity around this site.

PLANNING

- Proposed scheme to provide 4 x 2 bedroom residential units, with a NIA of 667 sq. ft. / 61.96 sq. m., per apartment
- Ground-floor commercial unit with an A3 Use-class provides 730 square feet of space
- Full planning consent, reference P2016/1602/FUL
- Local Authority: Islington Borough Council
- The proposed building is arranged over four storeys

ACCOMMODATION SCHEDULE

RESIDENTIAL	FLOOR	BED	AMENITY	SIZE SQ. FT.
UNIT 1	GROUND	2	-	667
UNIT 2	GROUND	2	Terrace	667
UNIT 3	FIRST	2	-	667
UNIT 4	FIRST	2	-	667
Total				2,668

COMMERCIAL	FLOOR	SIZE SQ. M.	SIZE SQ. FT.
A2	GROUND	67.8	730

COMMERCIAL UNIT

- A3 - Food & Drink: Consists of one use, namely premises which are to sell "Food and drink", either to be consumed on site, or on or off-site in the case of hot food
- Proposed design includes floor-to-ceiling glass windows to the front facade

DATAROOM

CLICK HERE TO VISIT OUR DATAROOM, TO DOWNLOAD A SET OF PLANS AND ASSOCIATED DOCUMENTS

Access Code: holloway270
(Case Sensitive)



TERMS

Price

Guide Price: £1,250,000, subject to contract

Tenure

Freehold

CIL & S106

Through viability negotiations, it is our understanding that the proposed scheme is liable for a fixed CIL payment in the region of £51,000.

We encourage an incoming purchaser to carry out their own due diligence to satisfy themselves of this point

Viewings

By appointment only

Deposit

10% of the final purchase price will be payable to the vendors solicitor upon exchange of contracts

VAT

It is our understanding that the property has not been elected for VAT

Offers

Formal offers are to be submitted in writing, detailing a proposal, due diligence undertaken, proof of funding and solicitor contact details

Timescales

An unconditional exchange of contracts to take place within 5-working days from receipt of draft contracts & a full legal pack including updated searches, with legal completion to take place 14-days thereafter

CONTACT

If you wish to discuss any aspect of this property, arrange a viewing appointment or submit an offer, please contact a member of our experienced investment team:

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**For more information, please visit our website:
www.glpg.co.uk**

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