

London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX  
Long Leasehold Office/Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX

## Long Leasehold Office/Retail Investment



### Investment Consideration:

- Purchase Price: £459,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises self-contained commercial premises
- Total area size of 85 sq m (915 sq ft)
- Suitable for variety of uses (Class E) including office, retail, medical, educational and more.
- Benefits from high ceilings, wooden floors, heating/cooling system and on-site cafe
- Situated within short walk from Angel and Old Street Underground Stations (Northern Line)
- Occupiers nearby include Café's, Restaurants, Virgin and Active, amongst many other retailers.





### Property Description:

Comprises self-contained commercial premises suitable for office/retail use. The property benefits from high ceilings, wooden floors, comfort heating and cooling and private kitchen & wc facilities, providing the following accommodation and dimensions:

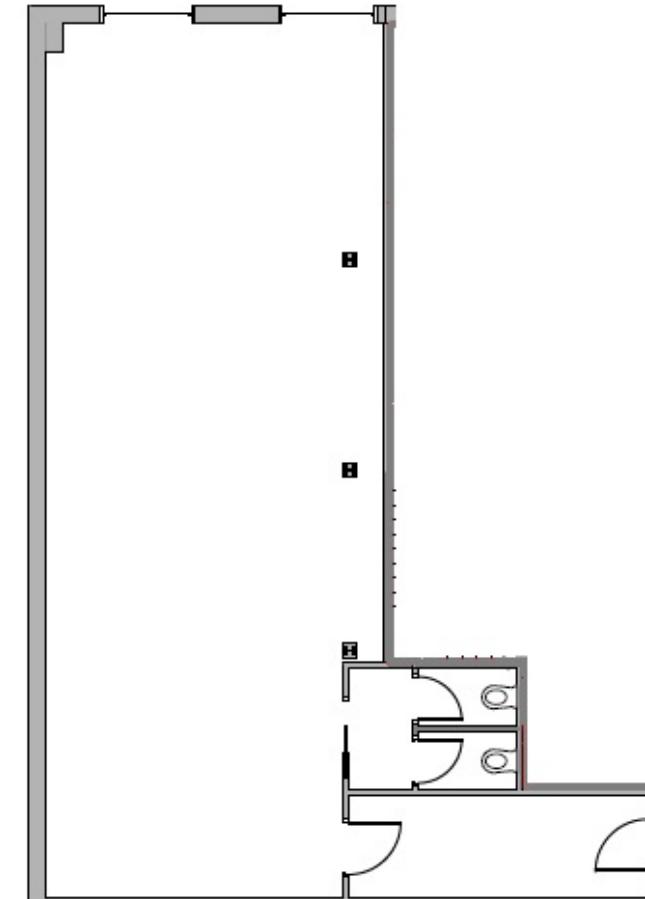
Second Floor: 85 sq m (915 sq ft)

Open plan commercial space, wc

### Tenure:

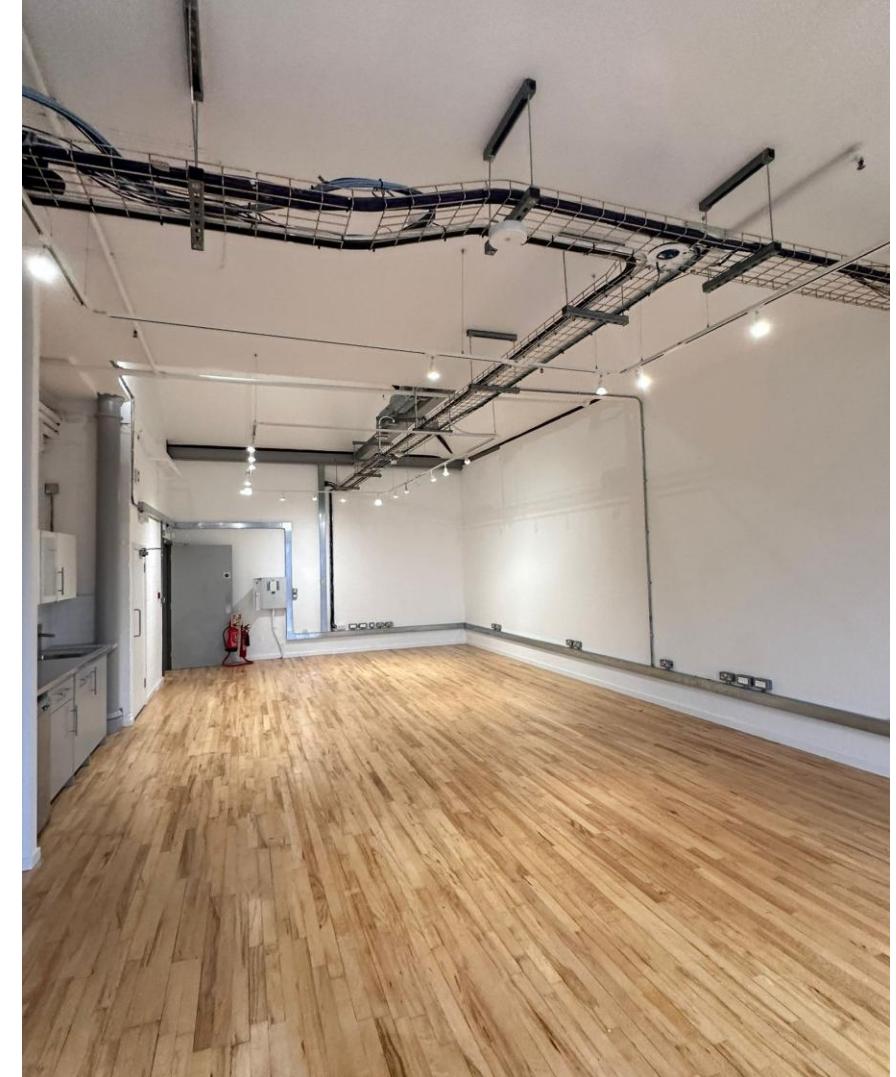
Long leasehold. Held for a term of 125 Years from 25<sup>th</sup> March 1987 at a ground rent of £300 p.a.

Fixed ground rent increase to £500 p.a. in 2037, £1,000 p.a. in 2062 and £2,000 p.a. in 2087 until the remainder of the term.

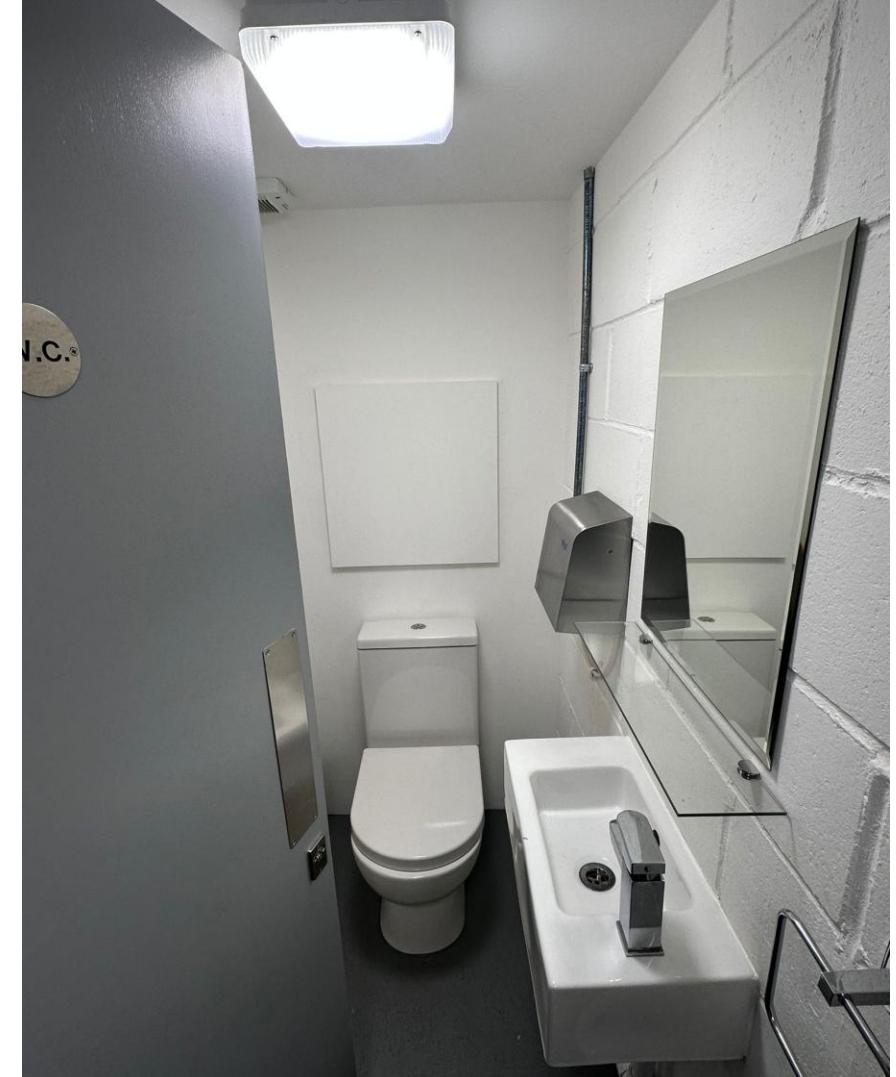


Second Floor

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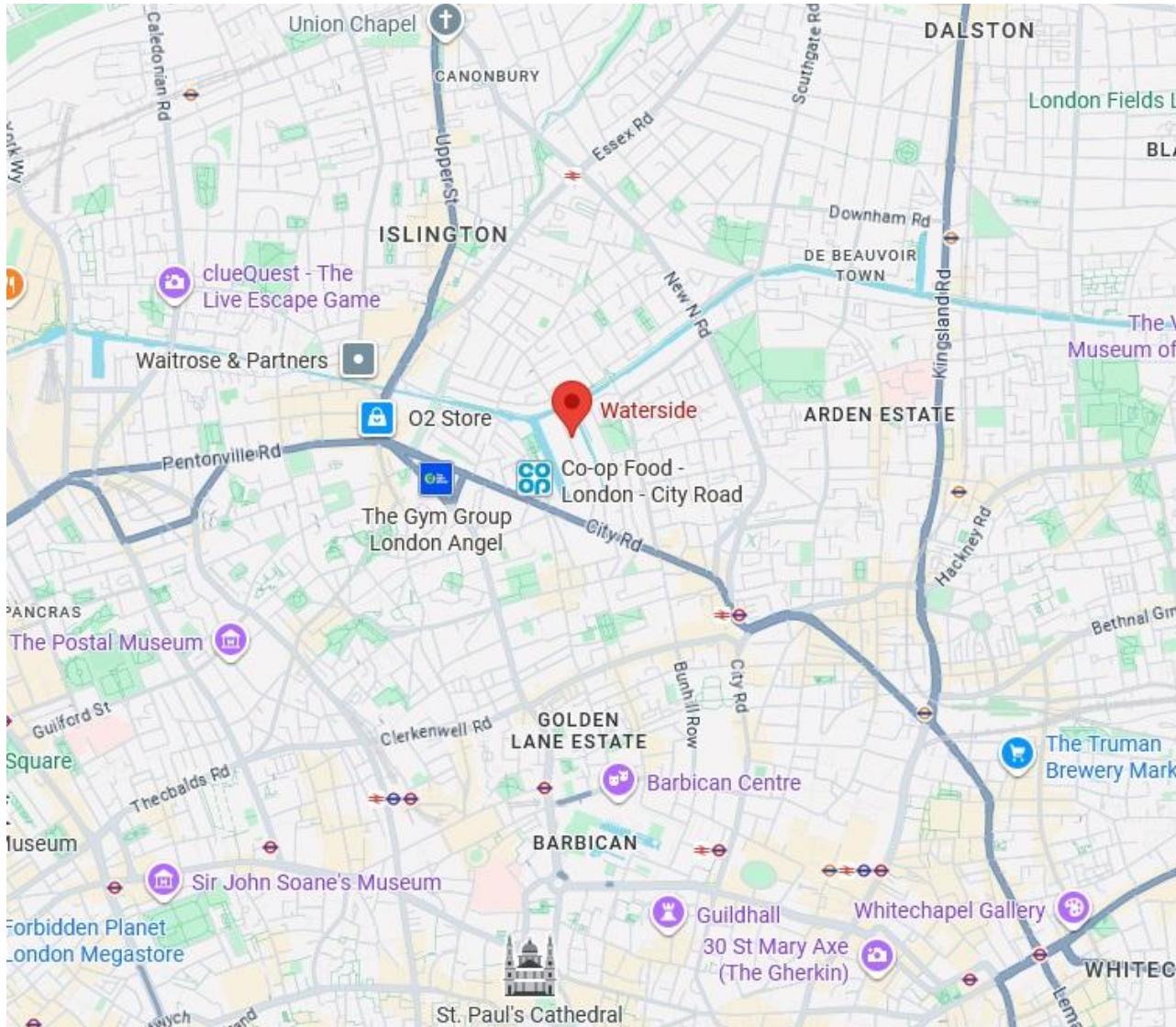
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### Location:

Located on Wharf Road, Waterside is ideally positioned in the heart of North London. With easy access to major transport links, including nearby Angel and Old Street stations, the area is well-connected and offers a vibrant mix of local amenities, cafés, and restaurants. This estate is uniquely located overlooking the Wenlock Basin which leads into the Regents Canal. This is an amenity enjoyed by all tenants who use the landscaped water's edge during lunch time as a communal place to meet, eat and relax.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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