



**LOT 40**

## 91 Newington Green Road, Islington N1 4QX

### Long Leasehold Commercial Investment

#### Location & Description

A ground floor shop and basement on the west side of Newington Green Road which runs between Newington Green and Balls Pond Road (A104). The property is within a local retail parade close to the junction with Beresford Road. Public transport includes buses to Highbury and Islington and the West End.

#### Accommodation

**Ground Floor:** 235 sq ft (21.8 sq m)  
**Basement:** 284 sq ft (26.3 sq m) including WC

Let on a repairing and insuring lease for 16 years from 23.06.2010 with 4 yearly reviews (subject to an initial 3 months rent free period).

**EQUIVALENT TO £11,000 p.a.** (after rent free period)

#### Lease Details

999 years from 1989 on a peppercorn ground rent

**CONTACT: 020 8520 8383**

**GUIDE PRICE: £115,000 - £125,000**