



361b - 363 b Liverpool Road, Islington N1



Area

In total approx 7,600 sq ft



Price

£4,500,000 plus VAT



Location

Liverpool Road -parallel to
Upper Street

LOCATION

The property is located to the rear of 361 Liverpool Road and benefits from a gated entrance from the street to the property. Liverpool Road links Pentonville Road with the A1. Upper Street runs parallel and there are numerous underground and national rail stations within the vicinity.

DESCRIPTION

The property consists of two buildings linked by a single storey building. In total the floor area is approximately 7,600 sq ft and this is split across the two buildings over ground, first and second floors. There is a large private courtyard with parking for numerous vehicles.

Previously used as offices and a design studio, the buildings are presented in good order. Suitable for a variety of uses subject to obtaining the necessary planning consent from The London Borough of Islington.

TERMS

Our clients are seeking an unconditional sale with contracts to be exchanged within 21 days of the purchasers solicitor receiving papers. A 10% deposit is to be lodged upon exchange. Completion is to take place during the last week of January 2025.

LEGAL COSTS

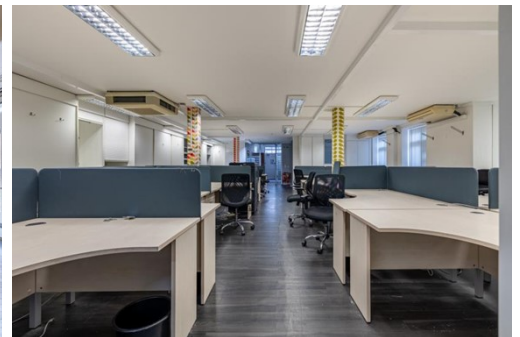
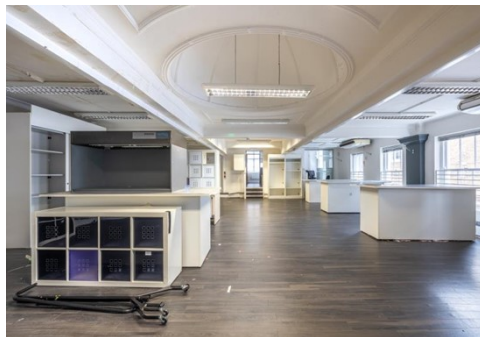
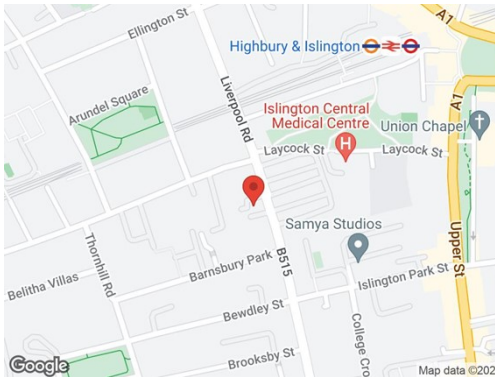
Each party to bear their own legal costs incurred in the transaction.

RATES

According to the Valuation Office website the Rateable Value is £83,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Islington.

EPC

For further information please contact:
hello@obre.co.uk



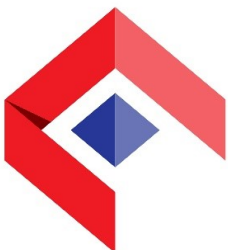
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