



VANDERWALD

FOR SALE

17 Bradbury Street

London N16 8JN



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Description:

We are pleased to be able to offer this excellent commercial property investment for sale on a long lease. The property is a shop which has a new tenant signed on a new 10 year lease (until 05/09/2033) paying £18,000 p.a. with a rent review in September 2028. The premises comprises a ground floor shop and basement totalling approximately 70 sqm / 753 sqft. It benefits from over 10ft of frontage, and from its proximity to the high street.

Key Features:

- Tenure – long leasehold
- Premises totals 101.3 sqm / 1,090 sqf
- Lock up shop with a new 10 year tenant
- Current rental income of £18,000 p.a.
- Price: £250,000
- Vat is not applicable

Location:

The shop is located in the busy area of Dalston, just a few metres from Kingsland High Street, and approx. 100 metres from Dalston Kingsland Station.

Occupiers close by include Boots, Greggs, M&S and a wide range of local and independent retailers.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

