



238 St. Pauls Road, London, N1 2LJ

£450,000

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Alwyne Estates are delighted to offer this freehold shop investment arranged over ground floor and basement current trading as a patisserie.

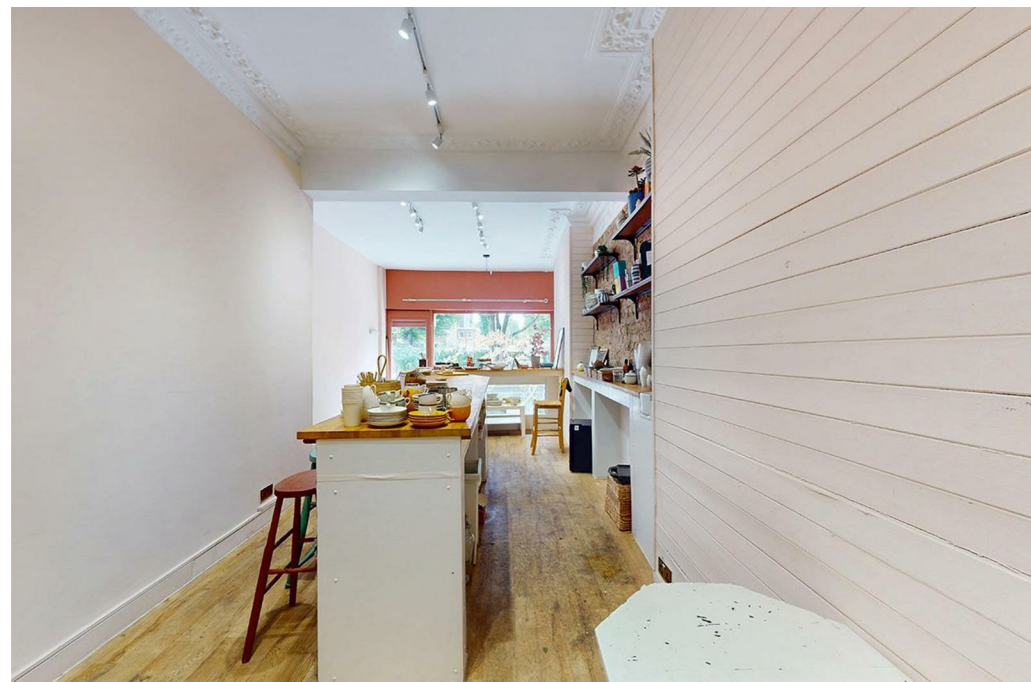
The property is current held on a 4 year lease with a rental income of £19000 per annum.

Situated in a popular high street with good passing trade and within easy reach of Highbury & Islington transport hub providing excellent links to the City & West End.

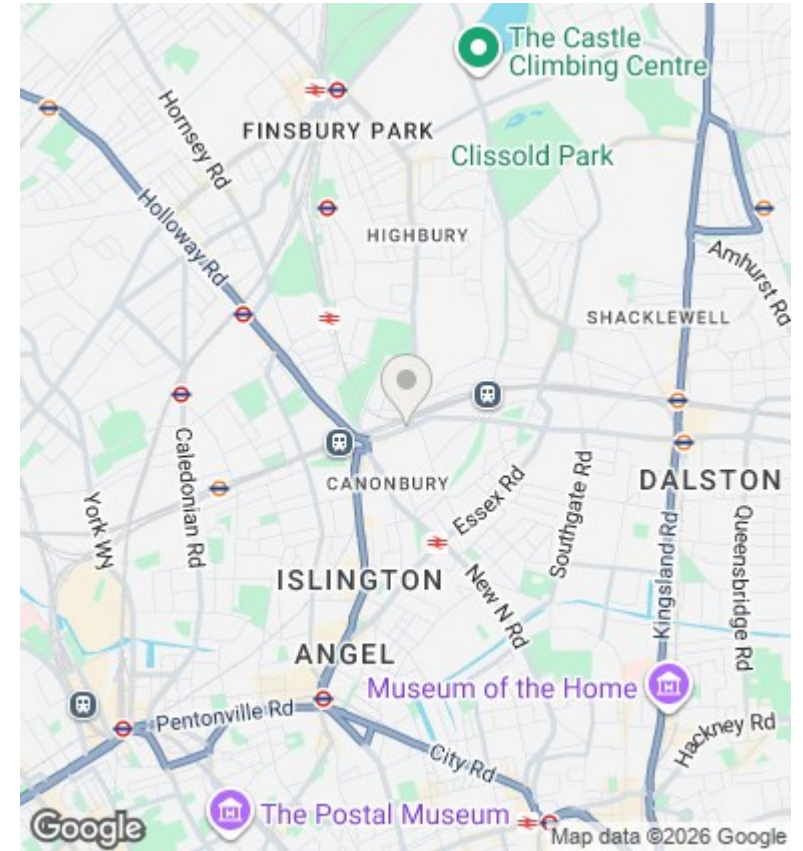
Price £450000



Council Tax Band: D



## Directions



## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



