

# UNIT D&E, 67 LAWRENCE ROAD

SEVEN SISTERS, N15 4EY

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FOREST  
REAL ESTATE

# FOR SALE

## 1,332 SQ FT

### Retail Investment Let To Cafe Operator.

## Key Features

- Virtual Freehold
- Income Producing
- Tenant established in the local area
- Use Class E
- EPC Rating B
- New-Build Units
- VAT Applicable
- Part of new mixed use development

**Unit D&E, 67 Lawrence Road**  
Seven Sisters, N15 4EY





## Description

These units are part of a newly constructed mixed use development.

Unit D and E are let to a cafe operator, covering a total area of 1,332 ft<sup>2</sup>. The property has been let for a term of 10 years from 18/06/2024 on a Full Repairing and Insuring lease, outside the Landlord & Tenant Act. There are no break options included for either the landlord or tenant.

The passing rent is £38,000 per annum where there is open market rent reviews every 3rd anniversary capped at 5% of the yearly rent.

This property is a virtual freehold which has a peppercorn ground rent.

## Location

The Vabel Lawrence is situated on Lawrence Road, a broad tree-lined avenue within the lively and culturally diverse neighbourhood of Seven Sisters.

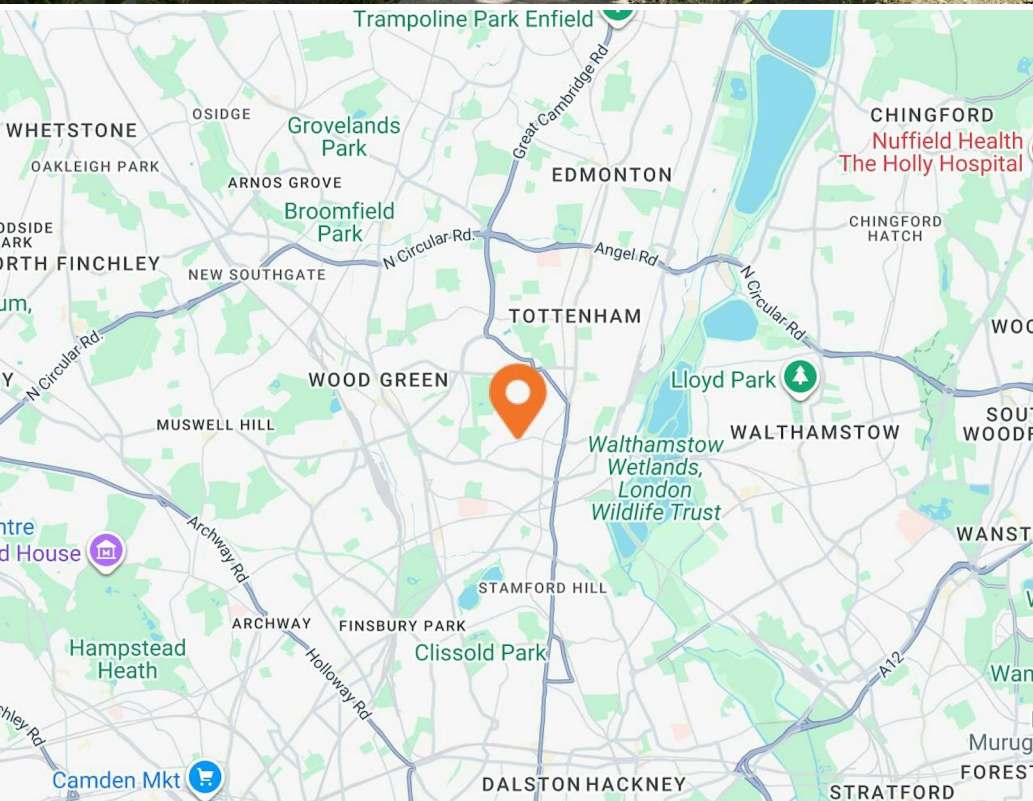
Drawing inspiration from the historical industrial buildings that line this road, the new architecture of The Vabel Lawrence incorporates elements such as generous proportions, stepped brickwork, and black metal-framed windows.

The development combines the charm of a converted warehouse with the advantages of a contemporary new build.

The design of The Vabel Lawrence strikes a careful balance between architectural precision, impressive scale, and the solidity of traditional materials, as well as an inviting ambiance, exquisite details, and a warm interplay of textures and colours.

Seven Sisters is a vibrant neighbourhood teeming with life. From its bustling high street to its renowned indoor markets, craft breweries to lively restaurants, the area offers a thriving atmosphere. Despite being one of the capital's busiest and most dynamic areas, The Vabel Lawrence provides a tranquil oasis in the midst of it all.

The exterior design showcases stepped brickwork and black metal-framed windows that pay tribute to the neighbourhood's industrial heritage.



# Availability

The accommodation comprises the following areas:

| Name           | sq ft               | sq m   | Availability |
|----------------|---------------------|--------|--------------|
| Ground         | 1,332               | 123.75 | Available    |
| Total          | 1,332               | 123.75 |              |
| Price          | £515,000            |        |              |
| Rates          | On application      |        |              |
| Service Charge | £2,808.22 per annum |        |              |
| VAT            | Applicable          |        |              |
| EPC            | B                   |        |              |

# Contact

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