



James ashley
commercial
property consultants

18-22 Wilberforce Road | Finsbury Park | London | N4 2SW
FREEHOLD HOTEL INVESTMENT FOR SALE

18-22 Wilberforce Road | Finsbury Park | London | N4 2SW | HOTEL INVESTMENT

- basement, ground, first & second floors
- 27 studio flats with rear car park
- total: 771.07 m² (8,300 ft²) approx.
- current income: £410,000 per annum
- offers in the region of: £6m freehold
- gross initial yield of 6.8%

DESCRIPTION

A hotel investment opportunity comprising three adjoining freehold buildings arranged over basement ground, first and second floors, comprising 27 newly refurbished studio flats.

The buildings have been extensively refurbished throughout to a high quality finish. New air conditioning, kitchens and WC's in all of the suites in addition to redecorating inside and out to provide a 'new' building. The ground floor rooms are all DDA compliant.

There is also a rear car park for 9+ cars and an electric vehicle charging point installed.

LOCATION

The property is located 100 yards from Finsbury Park, directly off Seven Sisters Road with many cafés, restaurants and other amenities. The Emirates Football Stadium is circa 0.6 miles away.

Excellent transport links with Finsbury Park Station (Piccadilly and Victoria Lines/ Thameslink and National Rail) is approximately 300 yards away, providing access to London King's Cross (5 minutes),

Oxford Circus (9 minutes) and Moorgate (14 minutes). There are several bus routes available close by.

ACCOMMODATION

No.18 (9 Studios)	222.96 m ²	2,400 ft ²	
No.20 (11 Studios)	320.04 m ²	3,445 ft ²	
No.22 (7 Studios)	228.07 m ²	2,455 ft ²	
Total	771.07 m²	8,300 ft²	G.I.A.

TENURE

Freehold, with the benefit of a 25 year Full Repairing and Insuring lease from 10th April 2024 with 5 yearly rent reviews and no breaks to Tavistock Estates Management Limited (operating under The Chapter Hotels Group www.thechapterhotels.co.uk)

FURTHER INFORMATION

Contact the vendors joint sole selling agents: -

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