

14 Barnsbury Road

LONDON N1 0HB



PRIME FREEHOLD MIXED-USE INVESTMENT IN ISLINGTON



EXECUTIVE SUMMARY

An opportunity to acquire a *mixed-use property* situated on *Barnsbury Road, N1*.

- Ideally located *0.3 miles from Angel Station (Zone 1, Northern Line)*.
- The property is arranged as a *restaurant (E Class)* over ground and lower ground floors (3,154 sq ft) and *13 self-contained studios (HMO)* over first, second and third floors (2,975 sq ft NIA).
- Total NIA – *6,129 sq ft*.
- Total GIA - *6,783 sq ft*.
- The *commercial unit* is let to *Little Georgia North Limited* for a term of 25 years from 24th May 2011 at an *annual rent of £60,500*.
- The *residential upper parts* have been newly refurbished within the last 12 months and are *fully let* producing *£243,223.80 per annum*.
- Total passing rent of *£303,723.80 per annum*.
- *Freehold*.

PROPOSAL

Offers in Excess of *£4,000,000 (Four Million Pounds)* subject to contract, which reflects a *Gross Yield of 7.59%* and *Low Capital Value of £589 psf*.



CONNECTIVITY

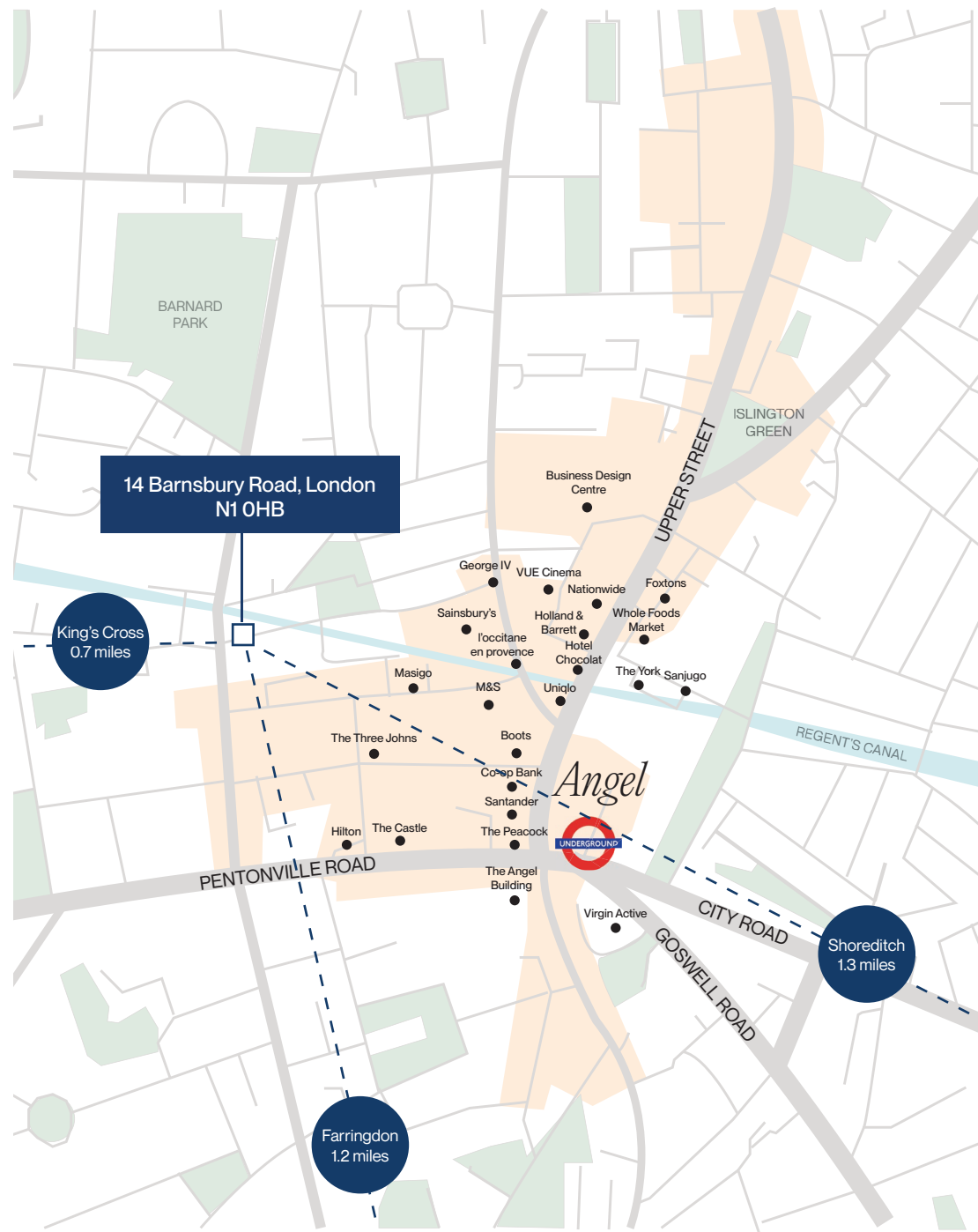
Ideally positioned *just a 9-minute walk from Angel Station*, 14 Barnsbury Road sits in the heart of *Islington*, one of Central London's most prestigious and sought-after locations for both residential and commercial occupiers.

The property benefits from *excellent connectivity* and is surrounded by a *strong mix of retail, leisure and business amenities*, including Angel Central Shopping Centre (5-minute walk), Business Design Centre, Regent's Canal and Vue Islington (7-minute walk). The area's *vibrant offering of restaurants, cafés, pubs and independent retailers* underpins its enduring appeal, supporting strong occupier demand and long-term investment fundamentals.



Journey times from Angel Northern Line Station:

KING'S CROSS	NORTHERN LINE	6 MINS
CAMDEN TOWN	NORTHERN LINE	7 MINS
LONDON BRIDGE	NORTHERN LINE	11 MINS
LIVERPOOL STREET	NORTHERN LINE	16 MINS
CHARING CROSS	NORTHERN LINE	25 MINS



TENANCY & ACCOMMODATION SCHEDULE

The commercial element is arranged over *lower ground and ground floors* (3,154 sq ft).
The residential element is arranged as 13 self-contained studios over *first, second and third floors* (2,975 sq ft NIA).

UNIT	MONTHLY RENT	ANNUAL RENT	SIZE SQ M	SIZE SQ FT
Flat 1	1,820.00	21,840.00	21.59	232
Flat 2	1,600.00	19,200.00	24.40	263
Flat 3	1,775.00	21,300.00	21.31	229
Flat 4	1,733.00	20,796.00	21.54	232
Flat 5	1,820.00	21,840.00	29.35	316
Flat 6	1,500.00	18,000.00	24.60	265
Flat 7	1,550.00	18,600.00	22.32	240
Flat 8	1,495.00	17,940.00	19.97	215
Flat 9	1,280.65	15,367.80	19.16	206
Flat 10	1,475.00	17,700.00	18.21	196
Flat 11	1,520.00	18,240.00	18.80	202
Flat 12	1,300.00	15,600.00	16.80	181
Flat 14	1,400.00	16,800.00	18.34	197
RESIDENTIAL SUB TOTAL	20,268.65	243,223.80	276.39	2,975
COMMERCIAL SUB TOTAL	5,041.67	60,500.00	293	3,154
TOTAL	25,310.32	303,723.80	569.39	6,129



The *commercial unit* is let to *Little Georgia North Limited* for a term of 25 years from 24th May 2011 at an *annual rent* of £60,500.



COVENANT

The commercial unit is let to *Little Georgia North Limited*, an established and highly regarded independent restaurant operator specialising in authentic Georgian cuisine.

Founded in 2007, the business has developed a strong reputation within London's competitive dining market, operating successful venues in both Islington and Hackney. The tenancy offers secure income underpinned by a proven occupier, with the next rent review due in November 2027.

RESIDENTIAL UNITS

The *residential upper floors* were *comprehensively refurbished* within the last 12 months and are currently let, generating an *annual income of £243,223.80*.

The accommodation comprises 13 self-contained studio units (HMO) arranged across the first, second and third floors, with an NIA of 2,975 sq ft.

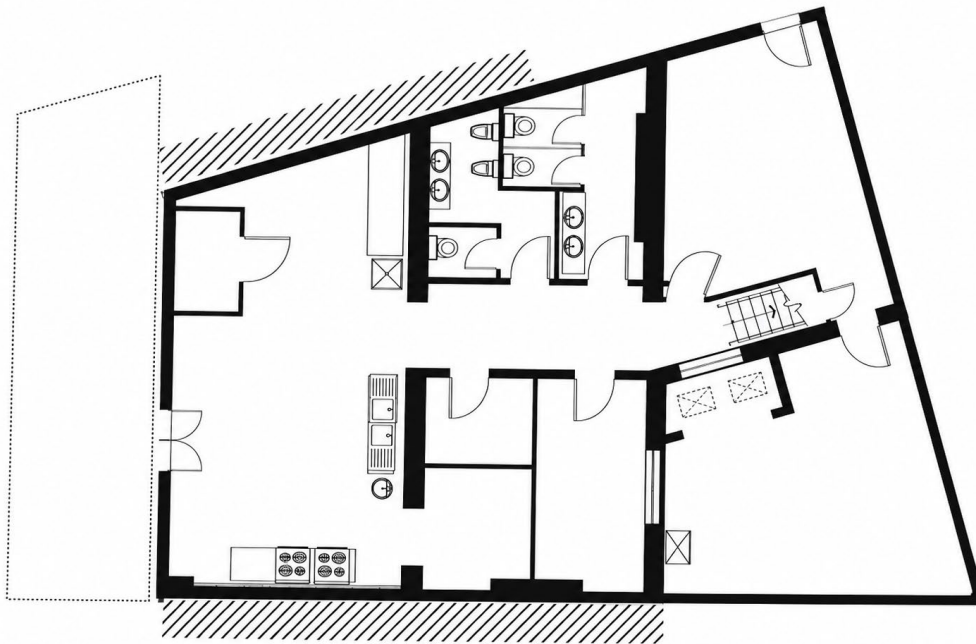




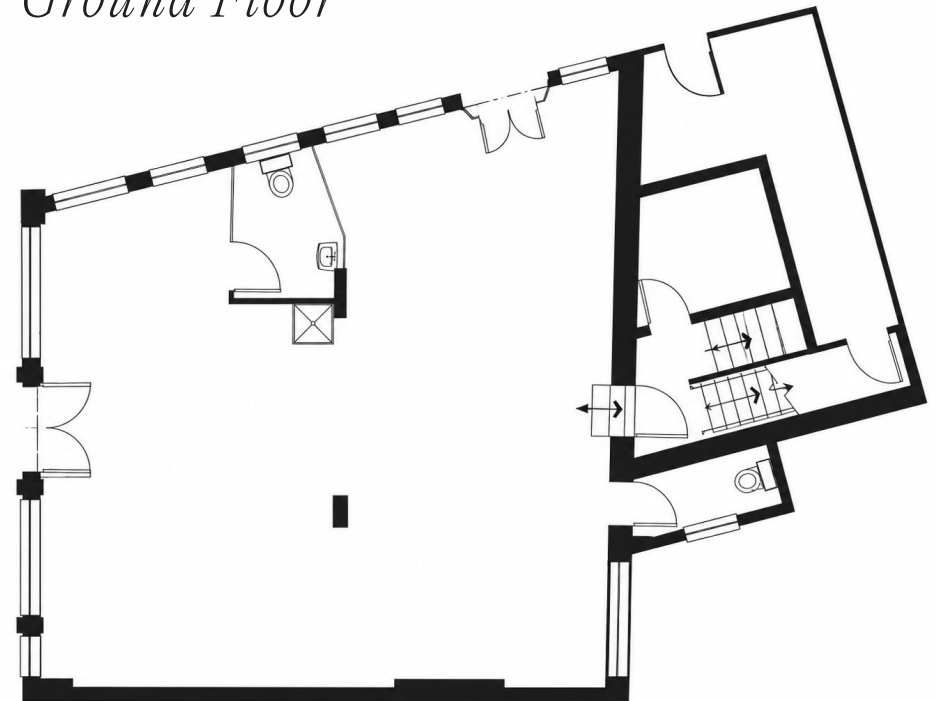
FLOOR PLANS

The commercial element is arranged over
lower ground and ground floors totalling 3,154 sq ft.

Lower Ground Floor



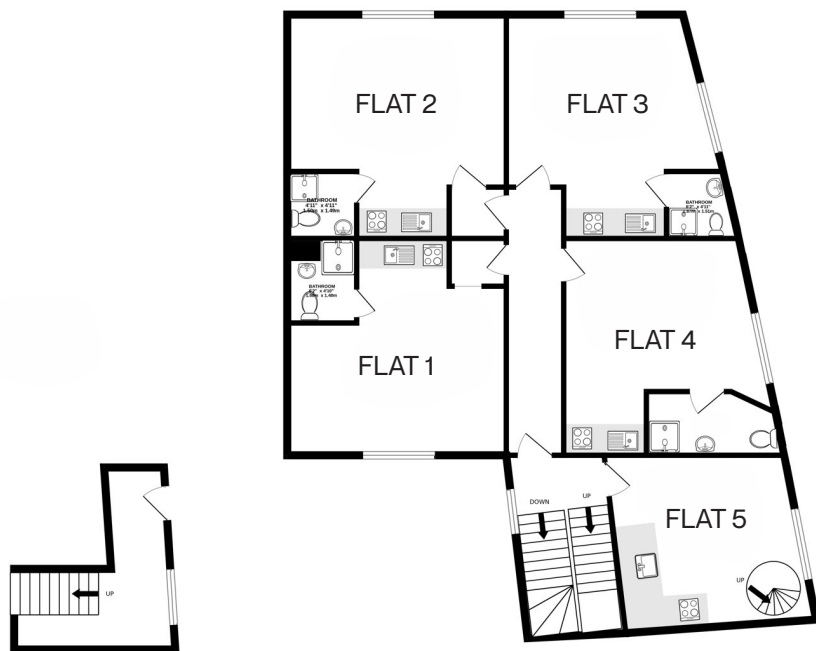
Ground Floor



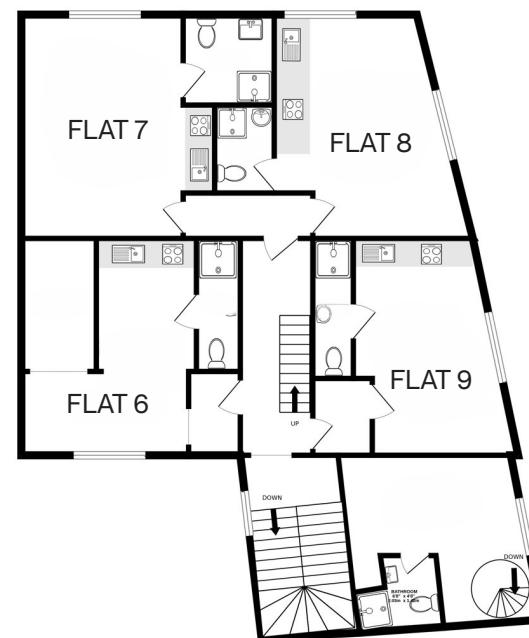
FLOOR PLANS

The residential element is arranged as 13 self-contained studios over *first, second and third floors* totalling 2,975 sq ft NIA.

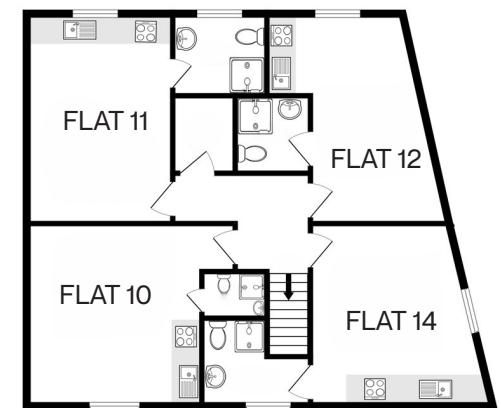
First Floor



Second Floor



Third Floor



TENURE

Freehold.

EPC

Energy Performance Certificates are available on request.

VAT

The property is *not elected* for VAT.

PROPOSAL

Offers in Excess of £4,000,000 (*Four Million Pounds*) subject to contract, which reflects a *Gross Yield of 7.59%* and *Low Capital Value of £589 psf*.

CONTACT US

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