

# 154-156 STOKE NEWINGTON HIGH STREET

London N16

FREEHOLD MIXED-USE  
INVESTMENT OPPORTUNITY  
WITH DEVELOPMENT POTENTIAL

FOR SALE

RIB

ROBERT IRVING BURNS

## EXECUTIVE SUMMARY

- Prime freehold mixed-use investment in the heart of a north London suburb.
- Comprising a large retail unit and four self-contained flats over lower ground, ground and two upper floors extending to 11,220 sqft (residential 2,785 sqft, commercial 8,435 sqft).
- Excellent transport links being just 500m from Stoke Newington Station.
- The retail element is let to the undoubted covenant Sports Direct Ltd with 4.5 years unexpired at a rent of £128,000pa.
- The residential element comprises 2x 1-bed, 1x 2-bed, and 1x 3-bed flats, producing £103,199pa.
- Large communal roof terrace with development potential (subject to planning).
- The building is fully let, producing an income of £231,199 pa.
- Offers are invited in the region of £3,850,000 reflecting a low capital value of £343 per sqft.



# LOCATION & CONNECTIVITY

Stoke Newington is a well-established and increasingly popular residential and commercial location, located north-east of Central London.

The property occupies a prime position on Stoke Newington High Street, a well-connected route linking the City with the North Circular and M25. A 6-minute walk from Stoke Newington Overground Station, providing direct access to Liverpool Street.

Nearby occupiers include Costa Coffee, Whole Foods, Franco Manca, Halifax, NatWest and the adjacent Post Office.

## Bus Connections



67

106

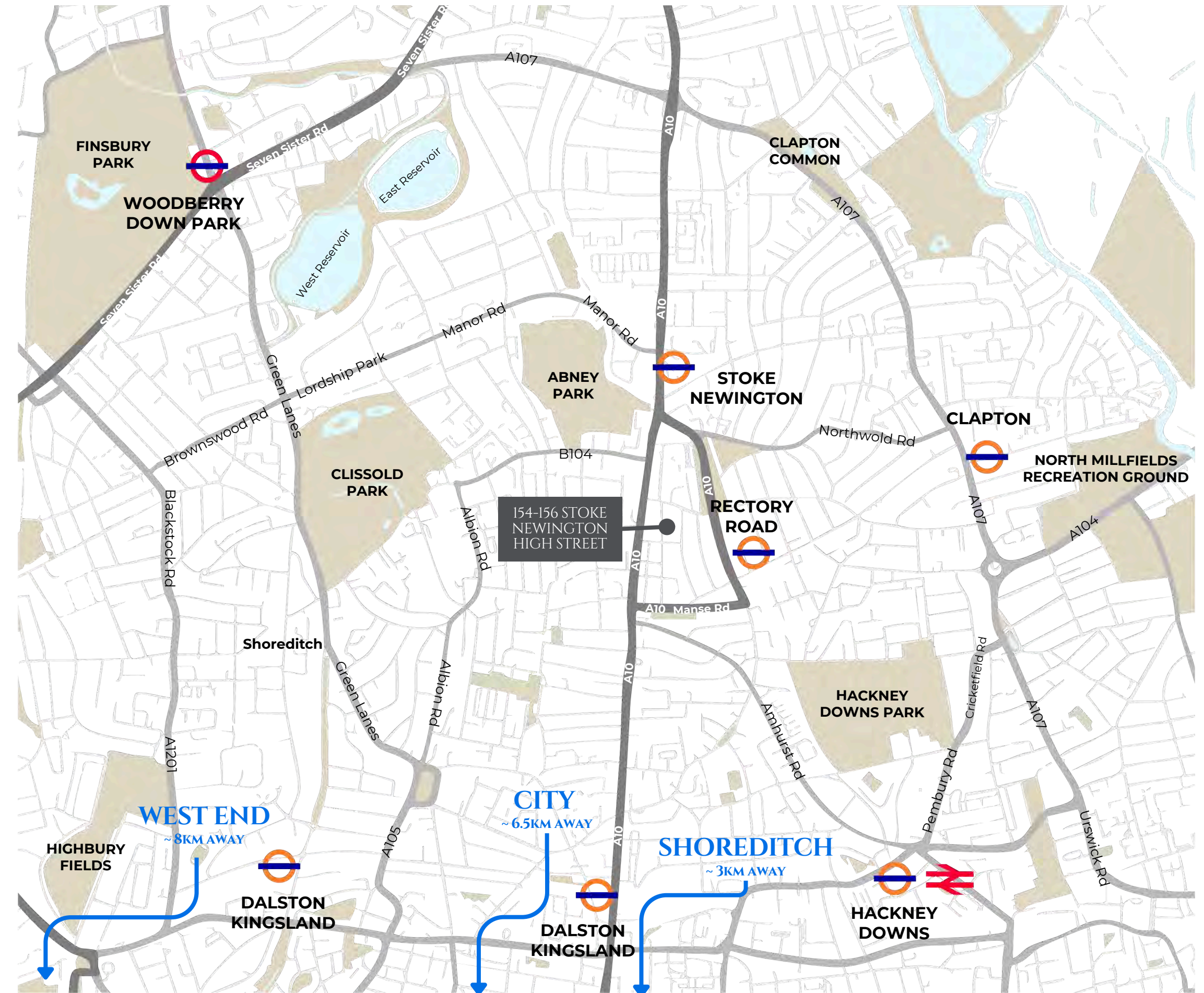
243

73

149

N76

## Train Connections



Franco Manca



Whole Foods



Stoke Newington High Street

## DESCRIPTION

This attractive period property comprises basement, ground, and two upper floors, extending to approximately 11,224 sq ft (NIA). The building includes ground and lower ground commercial space, currently let to Sports Direct Ltd with approximately 4.5 years unexpired, with four self-contained residential flats all let on ASTs.

The entire property is fully income-producing, generating a total rent of £231,199 pa.

## TENANCY AND ACCOMMODATION SCHEDULE

Type	Unit	Size (sqft)	Tenant	Lease Info	Income (pa)
Residential	Flat 1 (1-bed)	594	Private AST	-	£21,599
	Flat 2 (1-bed)	420	Private AST	-	£17,999
	Flat 3 (3-bed)	882	Private AST	-	£36,000
	Flat 4 (2-bed)	893	Private AST	-	£27,600
<b>Subtotal</b>		<b>2,789</b>			<b>£103,199</b>
Commercial	Ground Floor	4,285	Sports Direct Ltd	Expiry 21/04/2030	£128,000
	Lower Ground Floor	4,150			
<b>Subtotal</b>		<b>8,435</b>			<b>£128,000</b>
<b>TOTAL</b>		<b>11,224</b>			<b>£231,199</b>





Flat 1



Flat 1



Flat 1



Flat 2



Flat 2



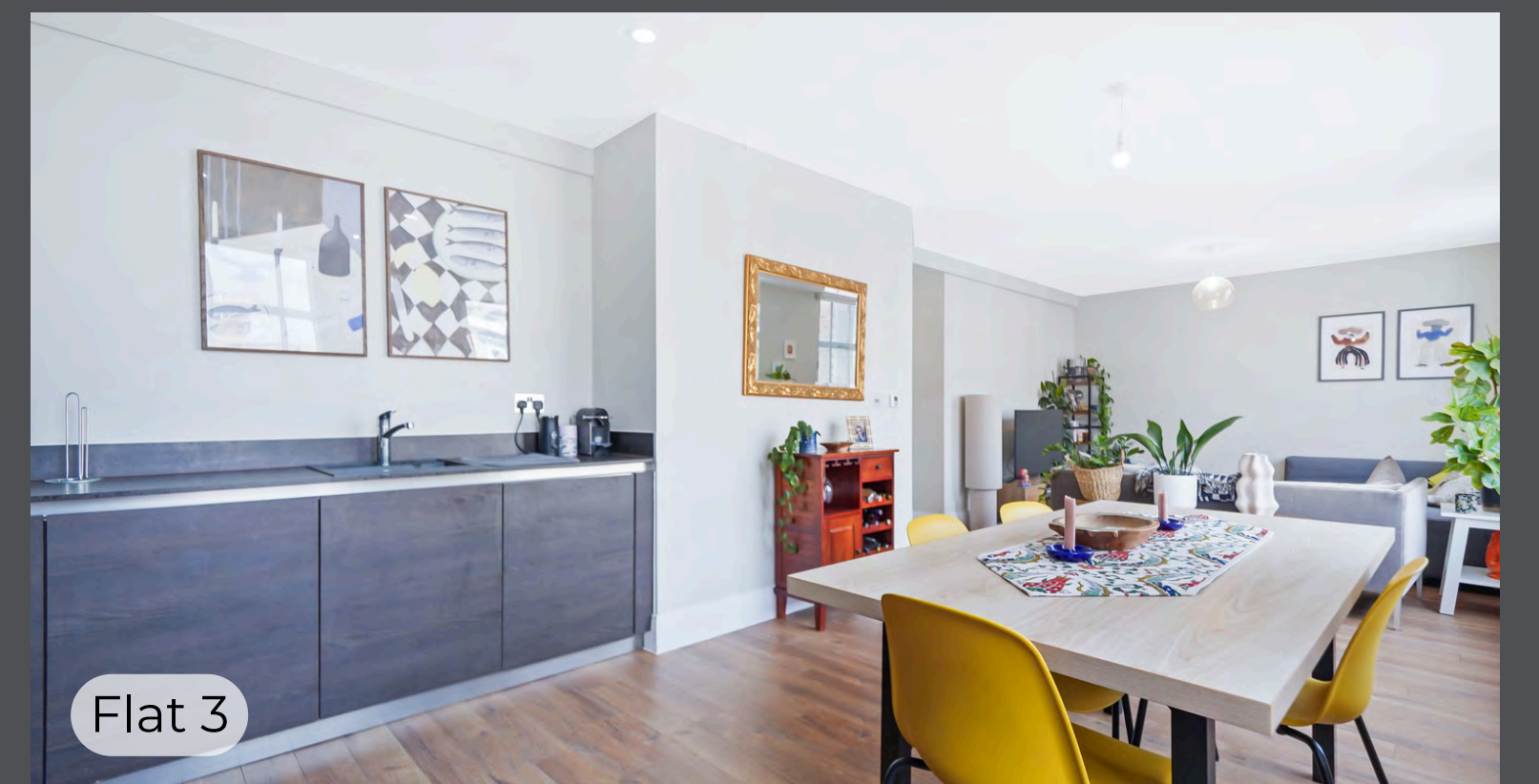
Flat 2



Flat 3



Flat 3



Flat 3

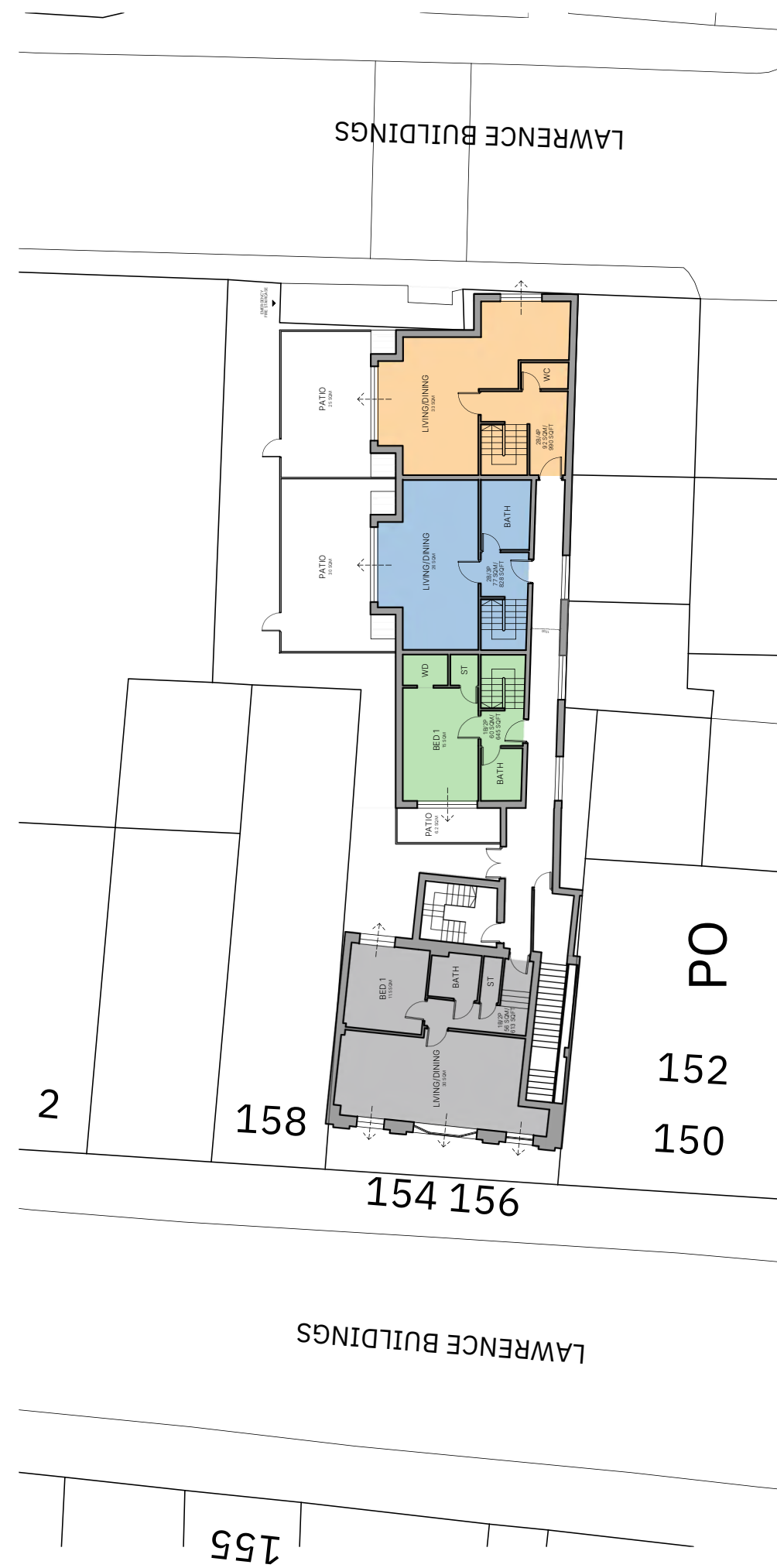
# VALUE ADD POTENTIAL

The property provides an opportunity to increase massing, through developing to the rear and reconfiguring the existing flats.

Indicative schemes have been carried out to support this. The first demonstrates achieving a two bed on the existing frontage and three duplexes at the rear 1x 1-bed and 2x 2-bed.

The second demonstrates achieving a two bed on the existing frontage and re-configuring the existing flats to create 3x 1-beds at the rear.

More information available upon request .



First Scheme



Second Scheme

## TENURE

Freehold Title Number: NGL391936



## PRICE

Offers are invited in the region of £3,850,000 (subject to contract) are invited for the freehold interest, reflecting a low capital value of £343 per sq ft.

## FLOOR PLANS

Available upon request.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. June 2025

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## FOR FURTHER INFORMATION CONTACT:

**Damien Field**  
07956 125 543  
Damien@rib.co.uk

**Tino Antoniou**  
07943 744 534  
Tino@rib.co.uk

**Charlie Boyce**  
07990 045 479  
Charles.b@rib.co.uk

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