

RIB

ROBERT IRVING BURNS

# 15-15A EMPIRE PARADE EDMONTON

LONDON, N18

MIXED USE FREEHOLD  
WITH DEVELOPMENT POTENTIAL STPP

**FOR SALE**







## LOCATION

The property is situated on the west side of Great Cambridge Road (A10) and set back onto a popular neighbourhood shopping parade in a predominantly residential area. The property has excellent road links to Central London via A10, the main arterial route though north London to Central London. Rail connectivity is not the strongest with the closest stations being White Hart Lane and Silver Street (Overground). Both being approximately 20 minutes walk away.

## DESCRIPTION

The property is an end of terrace mixed use building on a prominent retail parade, with a relatively modern extension comprising two ground floor retail units with four self-contained residential flats. The flats are accessed from a separate central entrance interconnecting the two buildings on the first and second floors. The property is not vertically divisible between 15 and 15a. The rear yard is accessed from Empire Avenue and may be suitable for development from entrepreneurial private investors/developers, subject to consents.



## TENANCY INFORMATION

- The ground floor unit at number 15 is let at a passing rent of £12,000 per annum for a term of 10 years from 2018. There is an upwards only, open market rent review in the fifth year of the term.
- The ground floor premises at 15a is let at a passing rent of £12,000 per annum for a term of 10 years from April 2018. There is an upwards only, open market rent review in the fifth year of the term.
- The flats are let on residential AST's at a combined rent of £60,000 per annum. The tenants of flat 2 15a and the second floor flat of 15 a both rolling over on their tenancies.

## DEVELOPMENT POTENTIAL

There is scope for external massing through the rear courtyard STPP.

Each party will need to undertake their own due diligence.



Note: The image above has not been drawn to scale and is for indicative purposes only.

Unit	SQ M	SQ FT
Ground 15a	57.71	621
Ground 15	57.10	615
Flat 1	55	592
Flat 2	55	592
Flat 3	36	387
Flat 4	36	387
<b>Total</b>	<b>296.80</b>	<b>3,195</b>

Please note the floor areas have been provided to us. We would encourage purchasers to undertake their own due diligence.

## PROPOSAL

Our client is seeing offers in excess of £1,000,000 stc.

Reflecting an NIY of 7.94% assuming standard purchaser costs.

## LEGAL COSTS

Each party is to bear their own legal costs.

## TENURE

Freehold.

## VAT

TBC.

## EPC

GF 15 - D

GF 15a - C

Flat 1 - C

Flat 2 - C

Flat 3 - C

Flat 4 - D

## CONTACT INFORMATION

For further information please contact Joint Sole Agents, Robert Irving Burns

---

### Nick Sherling

Nick.s@rib.co.uk  
020 7927 0649

### Damien Field

Damien@rib.co.uk  
020 7927 0620



ROBERT IRVING BURNS