



46 Cross Street, Islington, London, N1 2BA
Freehold Investment Building

CHESTERTONS



Investment Summary

- 46 Cross Street is located close to Upper Street;
- The area is known for its shops, cafes, and theatres, including the Little Angel and Almeida Theatres;
- A lively and well-connected part of London, offering a mix of cultural, commercial, and residential properties;
- One retail unit, let on a lease expiring in 2030;
- Retail lease is held on an FRI lease, inside of the L&T Act 1954;
- One residential flat sold off and held privately on an approx. 83 year lease.
- Rare freehold investment at this lot size.

We are instructed to seek offers in excess of
£500,000

Currently producing £27,000 per annum

Gross Yield circa 5.5%

Chestertons Capital Markets

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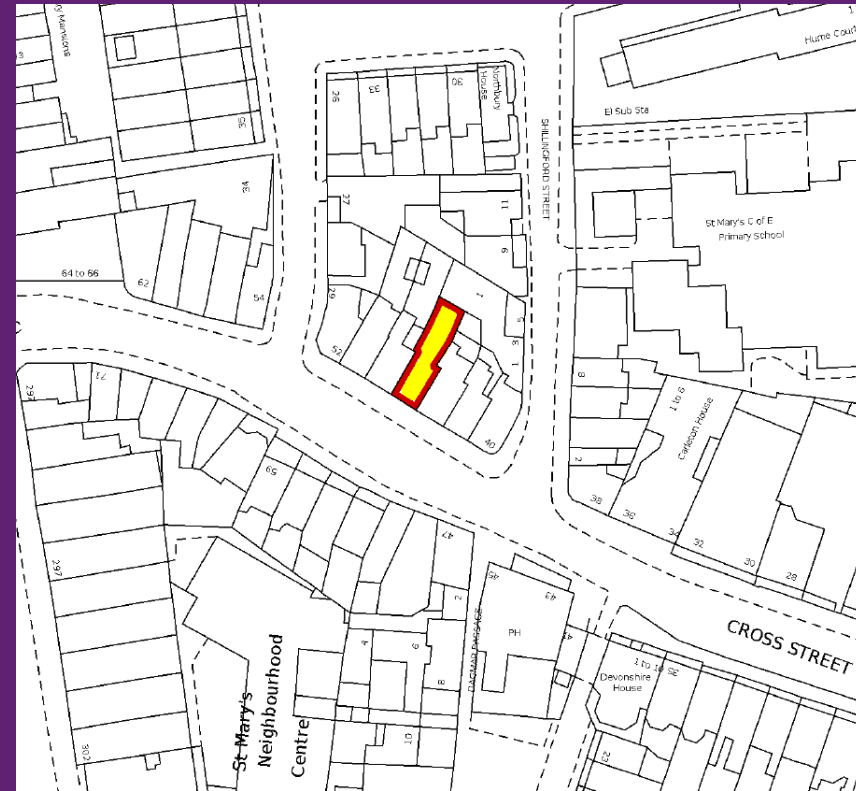
020 3040 8502

Location

The area around Cross Street is part of the broader Islington district, which is known for its trendy boutiques, restaurants, and cultural venues. It offers a mix of historic charm and modern amenities.

Islington has a rich history and is known for its literary and artistic connections. It's an area that has attracted many famous writers, artists, and musicians over the years.

Cross Street is conveniently located near several transport links. Transport links are good with a number of London Underground stations located nearby, including Angel (Northern), and Highbury and Islington (Overground and Victoria). Additionally, mainline railway station Essex Road (Great Northern) is located a short walk from the property. Upper Street is also served with multiple bus routes. The motorist is equally well served with nearby road links to A1, A501, and A10.



Accommodation

The accommodation and tenancy details of the residential unit are as follows:

	Floor Level	Beds	Ground Rent Payable	GIA (sq.ft.)	Leasehold Term Expiry Date
Flat 1	First and Second	2	£50 rising to £100 per annum.	804	27 September 2107

The accommodation and tenancy details of the retail unit are as follows:

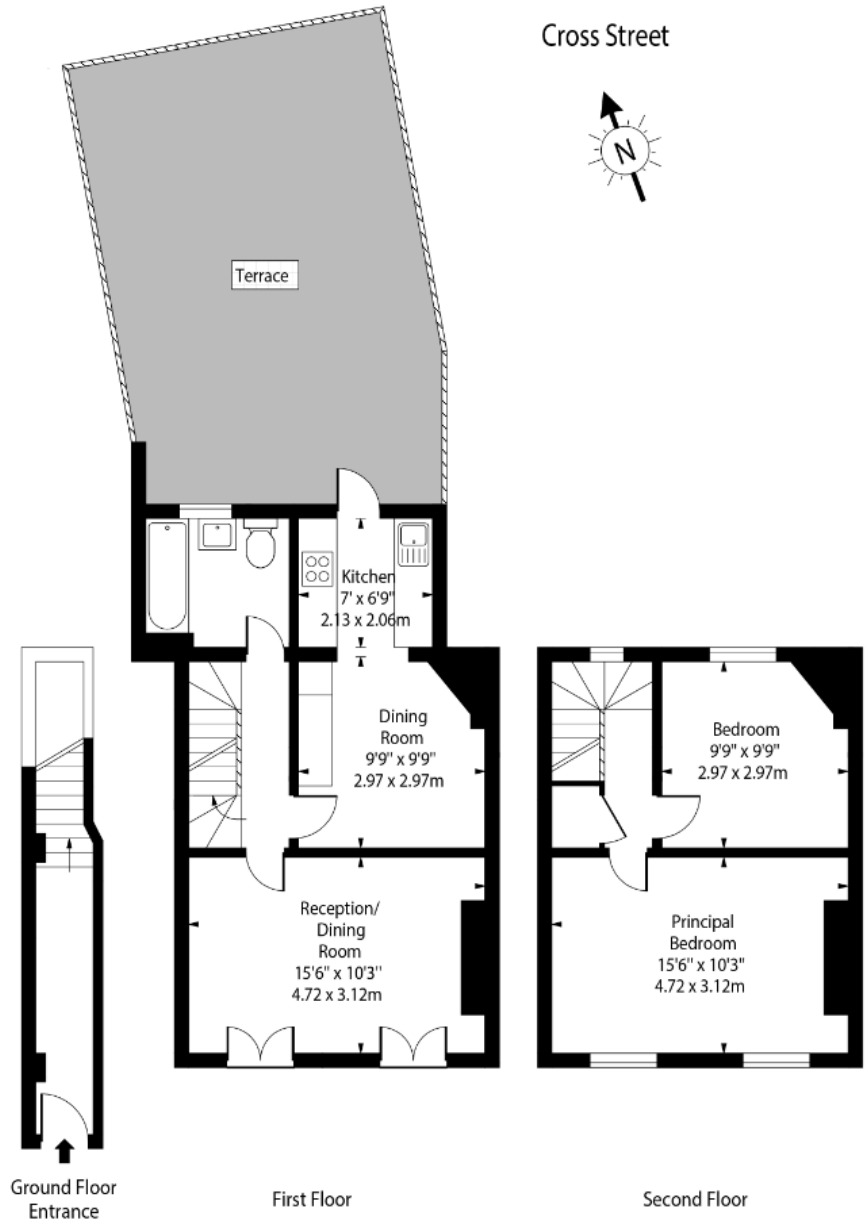
	Floor Level	GIA (sq.ft.)	Rent(p.a.)	Term Expiry Date
Retail Unit	Ground	724	£27,000 per annum.	30 July 2030

Retail Covenant

The property is occupied by Little Greene Paint, an eco-friendly, family-run business cataloguing 300 years of paint and wallpaper. The lease is governed by the Landlord and Tenant Act of 1954. The next scheduled rent review is in 2026.

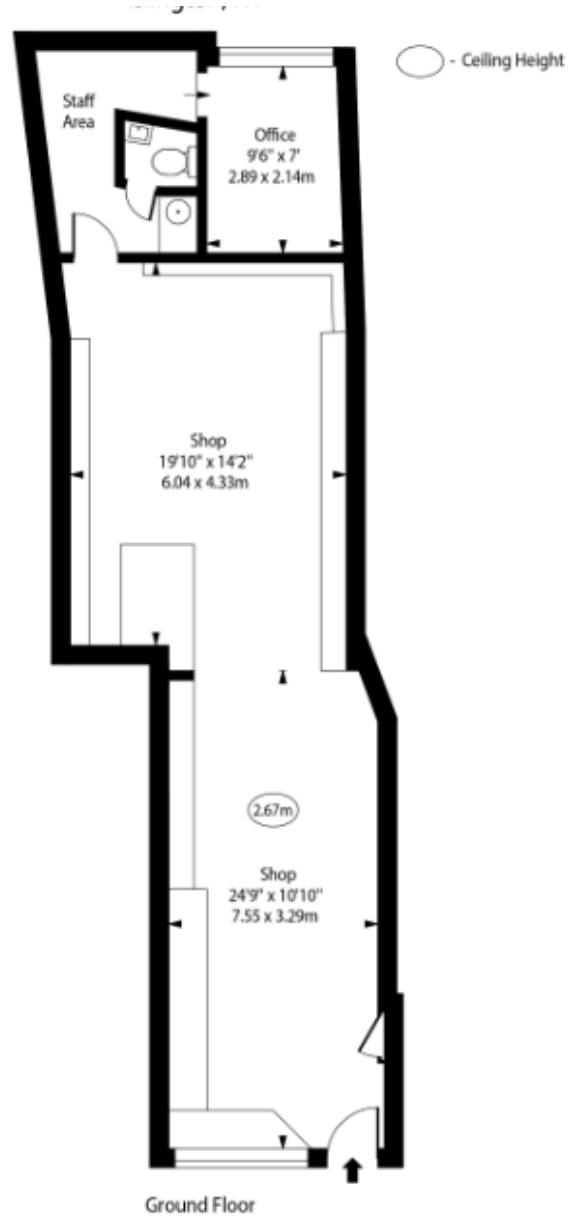
Residential Floorplans

804 sq.ft. (74.69 sq.m.)



Commercial Floorplan

725 sq.ft. (67.35 sq.m.)



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