



MIXED USE FREEHOLD BUILDING - Hornsey Road, London, N19

£2,500,000

Mixed-Use Investment

A rare opportunity to acquire two adjoining Freehold mixed-use buildings comprising a prominent ground floor and basement retail unit together with six self-contained one-bedroom flats above.

The property provides a total gross internal area of approximately 7,500 sq ft and a secure, diversified income stream from both commercial and residential tenants.

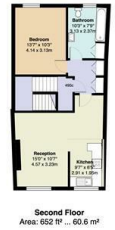
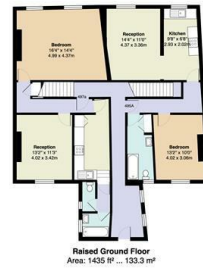
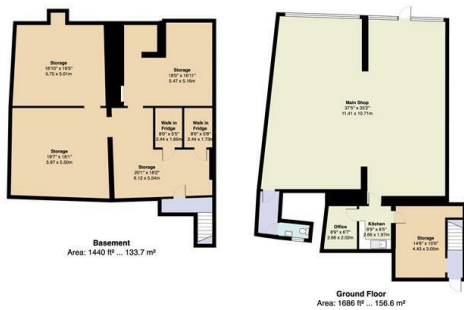
Tenancy Schedule:

Ground Floor retail unit let to Crave & Co on a term of 15 years from 4th June 2021 with a passing rent of £20,000 PA, rising to £22,000 PA from 2127.

Six Residential flats all let on various AST's producing £105,000 PA.

Please call the office and speak to Raj for further details.





Wing Hornsey Road N19
Approx Total Gross Area: 7249 ft² ... 673.5 m²



- Two adjoining Freehold mixed-use buildings (approx. 7,500 sq ft)
- Fully let investment producing £125,000 p.a., rising to £127,000 p.a. (2027)
- Ground floor & basement retail unit let to Crave & Co on a 15-year lease from June 2021
- Six self-contained one-bedroom flats all let on ASTs
- Prominent position on Hornsey Road (A103) between Crouch End and Finsbury Park
- The property benefits from strong roadside visibility, consistent footfall
- Strong roadside visibility and consistent pedestrian footfall
- Close to Finsbury Park, Archway, and Crouch Hill stations
- Surrounded by independent retailers, cafés, and national brands
- Ideal long-term investment opportunity in a high-demand North London location

