Freehold Mixed Use Investment For Sale - London N18

Fully let investment with £51,600 per annum income

GILMARTIN LEY

28 Sterling Way, Edmonton, LONDON, N18 2XZ

Price
£790,000 subject to contract

Property Description

The property is a fully let mid-terraced mixed use building arranged over ground, first and second floors.

The ground floor comprises newly renovated office accommodation, configured to provide a variety of office rooms, WCs, meeting rooms, kitchen and store room. The space is let on a 15 year lease from 22nd December 2025, at an initial rent of £24,000 per annum.

The upper parts comprise two x 1 bedroom flats which are in good condition and produce a current combined rental income of £27,600 per annum. The first floor flat benefits from a rear terrace space.

The total current passing income is £51,600 per annum. Copies of the leases, EPCs and other documents are available to download from our website.

Key considerations:
> Rarely available freehold mixed use investment
> Total current combined passing rent: £51,800 per annum
> Popular and vibrant North London location
> Quality fit out and condition throughout
> Abundance of local amenities
> North Middlesex Hospital: 500m
> Excellent road and public transport connections
> Adjacent to A406 North Circular Road
> Silver Street Station (London Overground / Weaver Line): 50m

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

Accommodation

Gross Internal Area: 224 sq.m. (2,412 sq.ft.)

Accommodation	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground floor commercial unit	24,000	Let to Delta Homecare and Training Services Limited and Suja Property Services Limited on a 15 year fully repairing and insuring lease from 22nd December 2025. There is a rent review and tenant only break option after 5 years.	102.72	1,105	Newly refurbished office accommodation.
First Floor Flat 28a	14,400	Let on periodic tenancy (formerly an AST) with a passing rent of £1,200 pcm (£14,400 per annum).	45.24	486	1 bedroom mid level flat with rear terrace.
Second Floor Flat 28b	13,200	Let on periodic tenancy (formerly an AST) with a passing rent of £1,100 pcm (£13,200 per annum).	45.24	486	1 bedroom top floor flat.
Total	**51,600**				

Property Location

The subject property is located on the south side of Sterling Way (A406 North Circular Road), approximately 70 metres east of College Close and 105 metres from the main junction with Fore Street (A1010).

The North Middlesex Hospital, which employs around 4,000 staff, is located 500m to the west.

Transport links are excellent. The Great Cambridge Road (A10) lies 1.4 km to the west, with the North-South Route / Meridian Way (A1055) is 1.2 km to the east.

Silver Street Overground Station is approximately 50 metres to the west and provides southbound services on the Weaver Line / London Overground, with journey times of around 7 minutes to Seven Sisters and 27 minutes to London Liverpool Street. Northbound services connect to Enfield Town and Cheshunt. Sterling Way and Fore Street are both key bus routes.

The area is a popular and vibrant local shopping destination, featuring a mix of national and independent retailers, professional service offices, supermarkets, cafés and restaurants. Local occupiers in the immediate vicinity include Costa Coffee, pharmacies, accountants, solicitors, and various health, hair and beauty businesses. A Lidl store is situated 50m east of the property.

2023 Rateable Value £16250.00

Estimated Rates Payable £7800 per annum

Terms Freehold for sale subject the respective tenancies operating therein. The property is not elected for VAT so VAT will not be payable on the purchase price.

Legal Fees: Each party is to bear its own legal fees

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Local Authority:	London Borough of Enfield
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https:/www.gilmartinley.co.uk/properties/26558 Floor plans Ground floor lease EPC ground floor EPC 28b EPC 28a OS extract Offer Requirements Document
Last Updated:	26 Aug 2026

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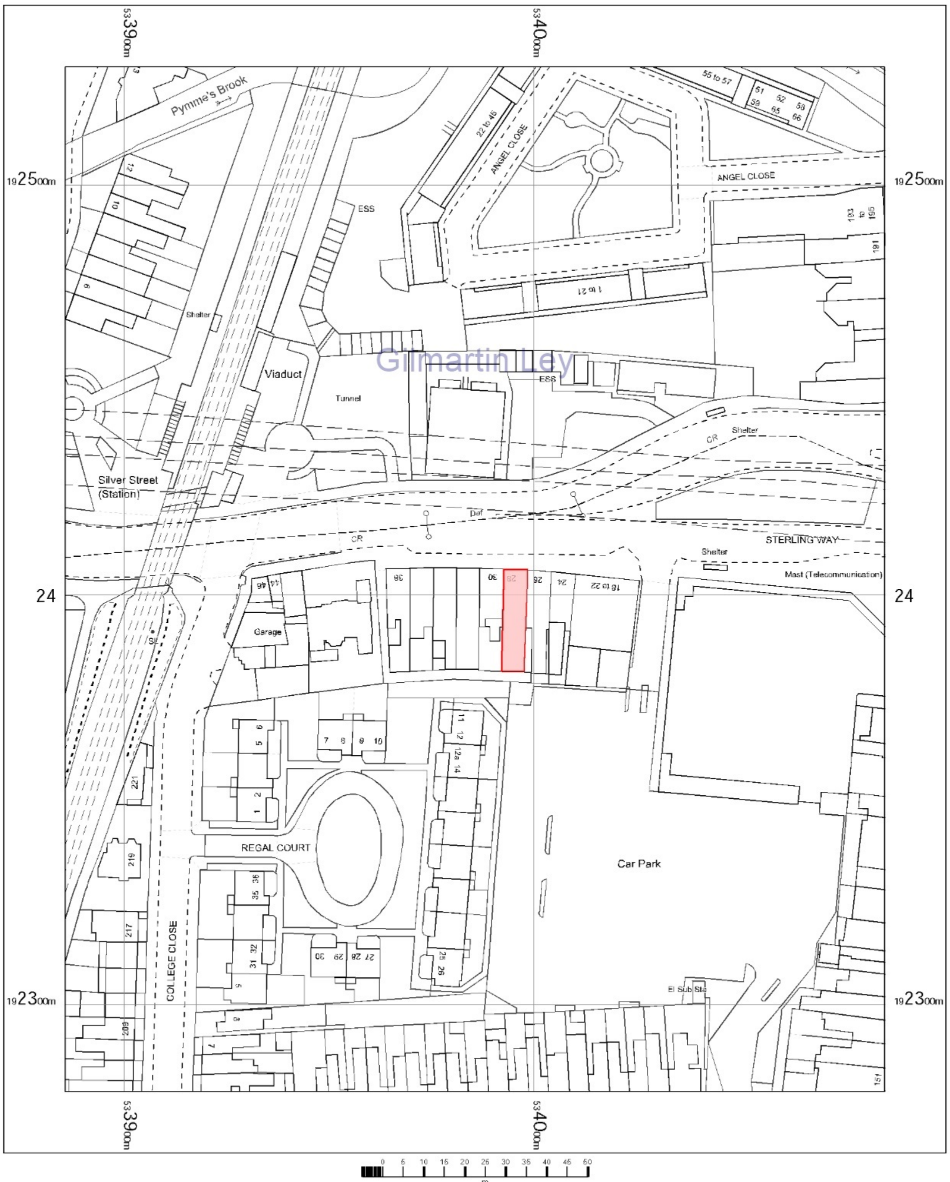

OS MasterMap 1250/2500/10000 scale
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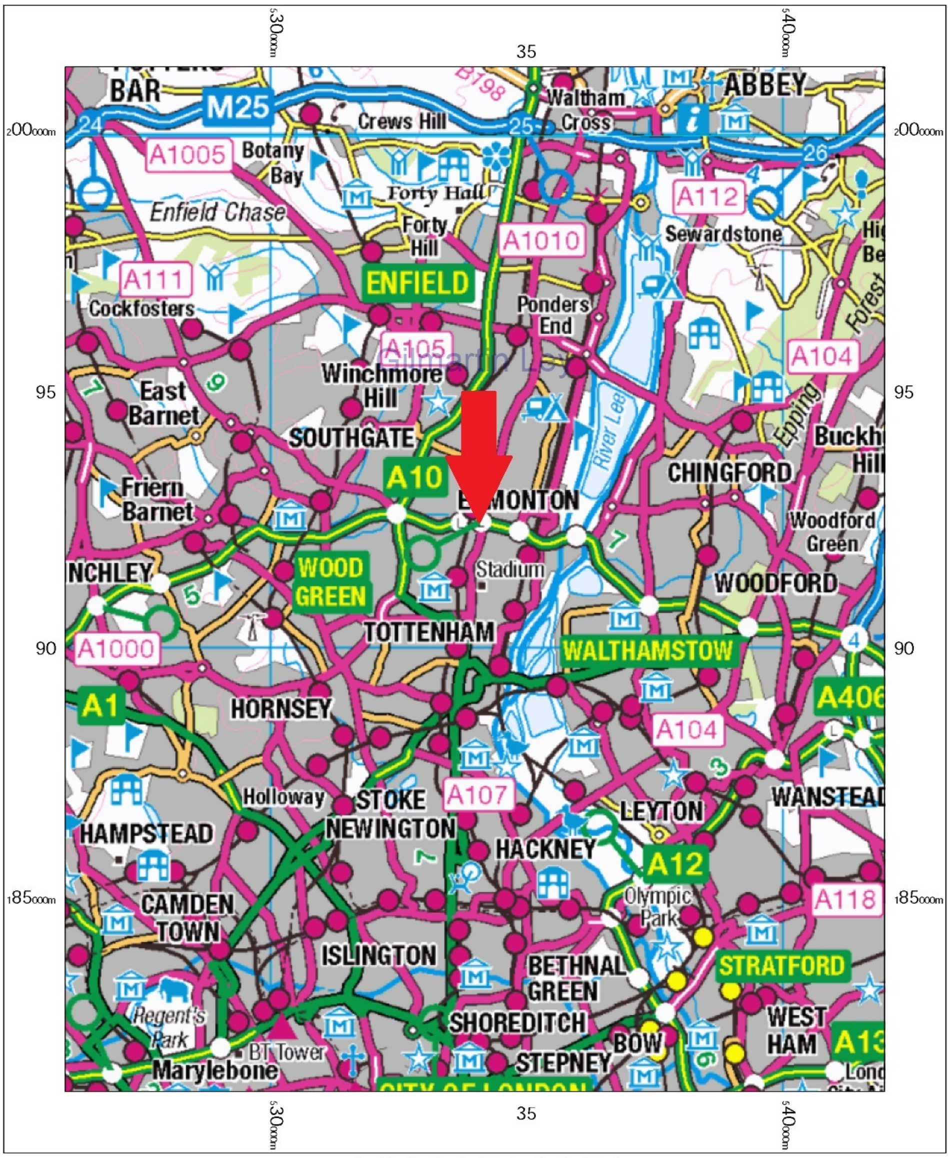

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