



GILMARTIN LEY

Freehold Mixed Use Investment For Sale - London N14

£30,000 pa income with unimplemented rent review 03/02/2026

42 Cannon Hill
Southgate,

LONDON, N14 6LH



Price

Guide Price £725,000 subject to contract



Property Description

The property is an end of terrace three storey building which dates from the early 20th Century. It comprises a ground floor shop with a large purpose built self-contained four bedroom flat arranged over the first and second floors.

The ground floor unit operates as a Post Office, newsagents and convenience store. The space is configured as a front sales area with an ancillary area to the rear of the unit which is separately accessible from Cannon Hill Mews.

Floor plans are available to download from our website.

The upper parts used to have internal access from the shop via a spiral staircase but this has been sealed up. Access is now only via the pedestrian walkway with stair access from in between nos. 43 and 44 Cannon Hill.

The entire property is let on a 20 year lease from 3rd February 2008. The passing rent is £30,000 pa and there is an outstanding rent review effective 3rd February 2026. A copy of the lease is available to download from our website.

Key considerations:

- > Affluent and highly desirable North London location
- > Rarely available freehold shop and upper parts investment in sort after parade
- > Reversionary income of £30,000 per annum
- > Unimplemented rent review from 03/02/2026
- > Development potential
- > Local occupiers include restaurants, offices, retailers and salons.
- > Within 1km of Southgate Underground Station (Piccadilly Line)
- > 1km to Palmers Green Rail Station (Great Northern)
- > A number of bus routes serving Greater and Central London

<https://www.gilmartinley.co.uk/properties/for-sale/investment/southgate/london/n14/33098>

Our ref: 33098

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



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Accommodation

Gross Internal Area: 225 sq.m. (2,421 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Ground floor commercial unit	65.67	706	Net Internal Area. Lock up shop, with retail sales areas to the front and rear store rooms.
Rear ancillary area	31.03	334	Gross Internal Area. Separate access from Cannon Hill Mews.
First and second floor maisonette	123.72	1,331	Gross Internal Area. Four bedrooms (3 doubles and 1 large single), front reception room, rear store addition, kitchen, and shower room / WC. In addition there is a rear terrace of 2.6 x 4.9m.

Property Location

The property is located on the east side of Cannon Hill, a popular local parade of shops located at The Green, Southgate. The shops on Cannon Hill mark part of the eastern boundary of a relatively high value area in Southgate and Palmers Green known as the Lakes Estate. Cannon Hill is the primary link between Southgate and access to the A406 North Circular Road.

There are a number of occupiers along the parade including restaurants, offices, salons, surgeries, nurseries and retailers, as well as Travelodge London Southgate and Browns Brasserie.

Southgate Underground Station (Piccadilly Line) and Palmers Green Rail Station (Great Northern) are approximately 1km North and East respectively of the property, providing fast connections into the London, Greater London and Hertfordshire.

2023 Rateable Value £14000.00

Estimated Rates Payable £4480 per annum

Terms Freehold for sale subject to the lease of the whole.

A copy of the lease is available to download from our website.

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

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/33098>
Floor plans
EPC ground floor
EPC ground floor rear
EPC maisonette
OS plan
Lease
Offer Requirements Document

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Last Updated:

04 Mar 2026

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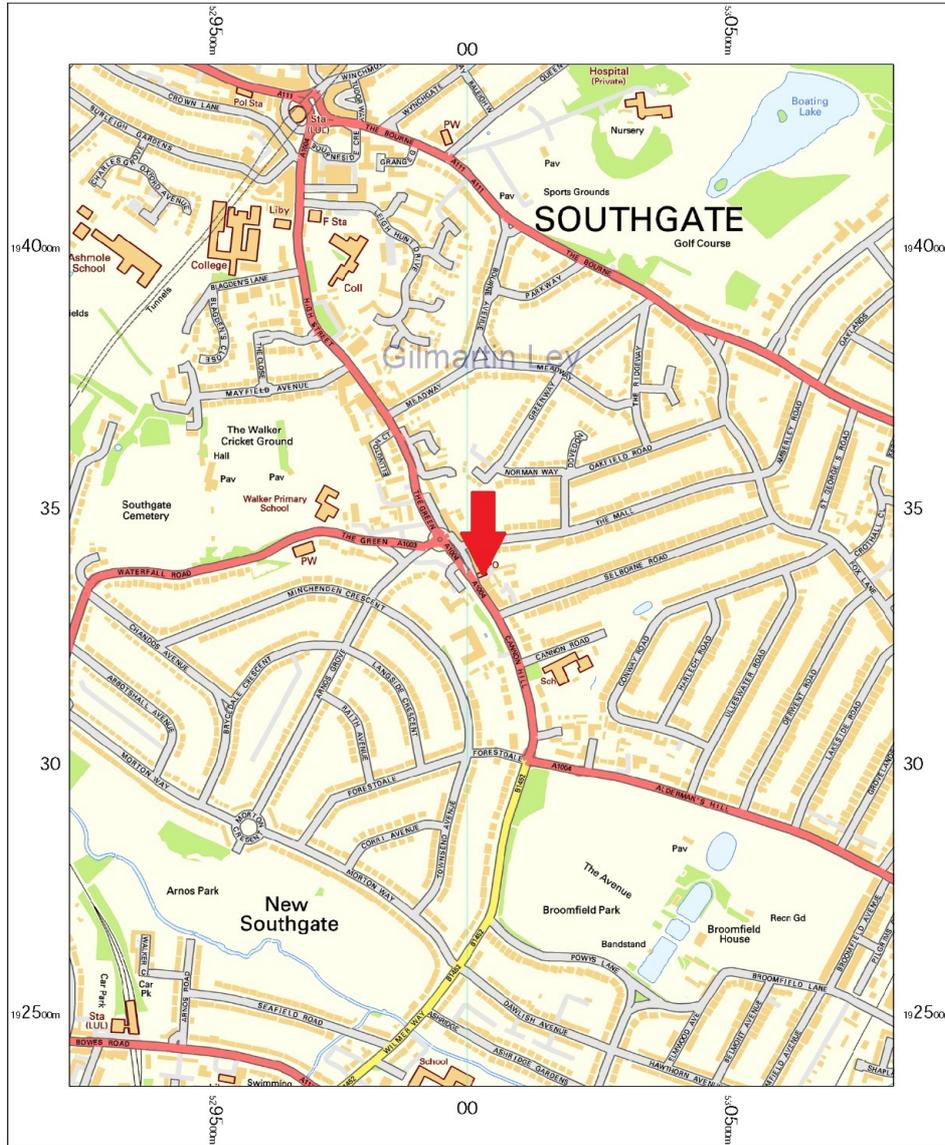


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OS Streetview
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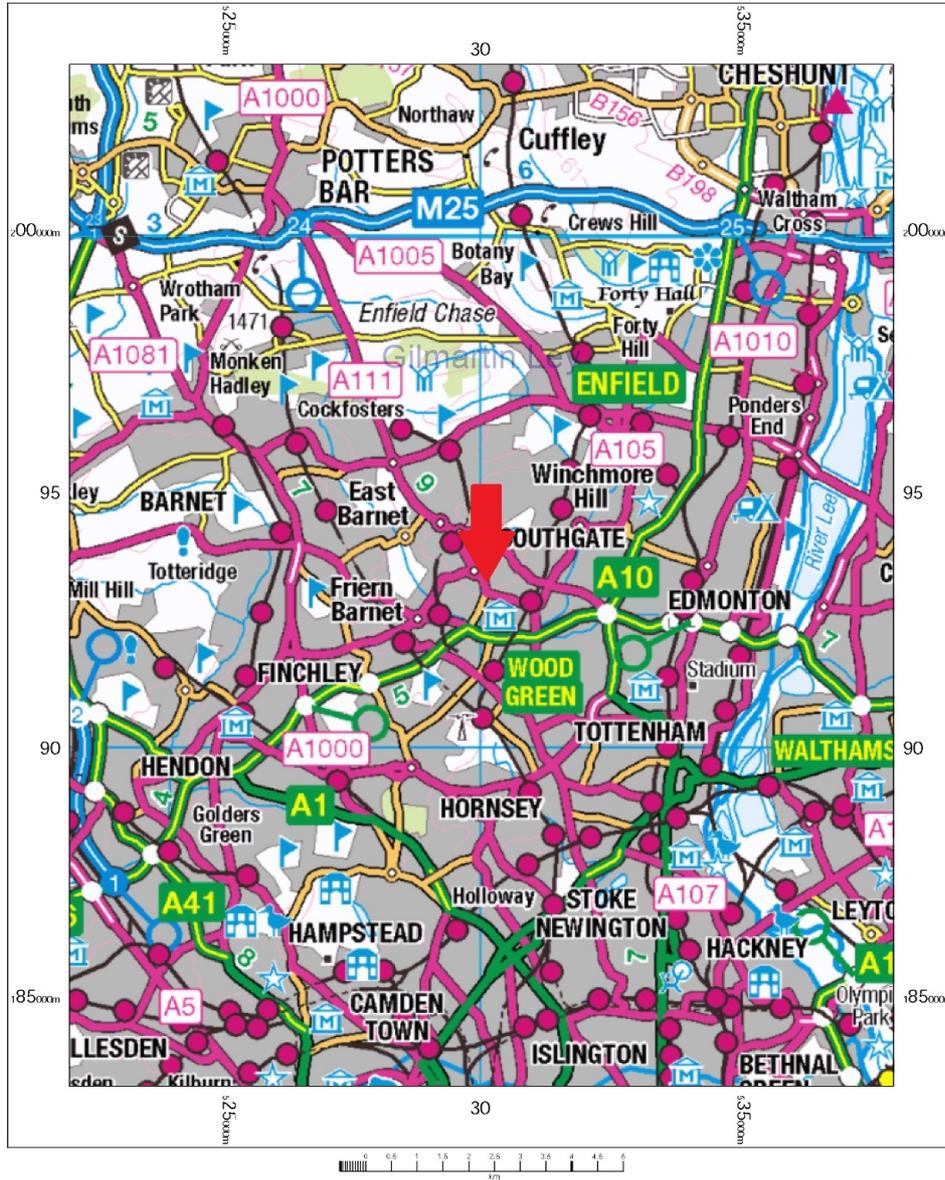


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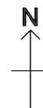
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OS 250k scale raster
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