Virtual Freehold Class E Unit For Sale - London N7

Caledonian Road Station: 230m

Ground Floor Class E Unit, 58 Roman Way,

LONDON, N7 8XF



Price
Guide Price £400,000 subject to contract

Property Description

The property comprises a ground floor commercial space forming part of a newly-developed mixed-use building.

The prominent frontage spans the entire building width of c.16m and features a covered external forecourt area providing potential for external seating or display space subject to the necessary consents and licences.

The unit is available in shell and core condition with electrical supply and capped plumbing / waste pipes for kitchen, WC and shower installation. The floor to ceiling height is 2.56m.

The unit is suitable for a variety of medical, retail, leisure and office uses under the Planning Use Class E, or alternative use classes STPP.

Key considerations:
> Virtual freehold (999 year lease) for sale with vacant possession
> Ground floor Class E unit suitable for shops, offices, cafés, clinics or gym
> Gross internal area: 109 sq.m (1,173 sq.ft)
> Shell and core condition
> Floor to ceiling height: 2.56m
> Covered external area spanning 16m frontage with potential for seating or display
> Local occupiers include Sainsburys, Starbucks, Costa Coffee and The Gym Group
> 250m to Caledonian Road London Underground Station (Piccadilly Line)
> 400m to Caledonian Road & Barnsbury Station (London Overground)

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

Gilmartin Ley
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London N1 2UN

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Website: www.gilmartinley.co.uk

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GILMARTIN LEY

Area

Gross Internal Area: 109 sq.m. (1,173 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground floor commercial unit	109	1,173	Shell and core condition with capped services. Externally there is a covered forecourt space spanning the c.16 metre shop frontage.

Property Location

The Property is located on the Eastern side of Roman Way, approximately 175m from the intersection with Caledonian Road (A5203), which links directly to Holloway Road (A1) and York Way.

Caledonian Road Underground Station (Piccadilly Line) is approximately 0.23 km to the north-west of the property, providing easy access to King's Cross St Pancras Station. Caledonian Road & Barnsbury Overground Station is located 0.43 km to the south, providing East to West services across inner London with direct connections to Clapham Junction, Richmond and Stratford.

The location is well-established for a mix of commercial, retail and residential uses. The shops, cafés and market stalls of Caledonian Road and the amenities of Islington's Upper Street are all within easy reach. The area is popular with families, young couples, single-person households, commuters and students with a number of purpose-built student accommodation blocks in the vicinity.

Terms

Virtual freehold (999 year lease) for sale in shell and core condition with vacant possession.

Please note - This property was removed from the rating list on 22 December 2023 while the current property was being developed. Enquires in respect of Business Rates should be made directly with London Borough of Islington.

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

Local Authority: London Borough of Islington

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: https:/www.gilmartinley.co.uk/properties/33796
Energy Performance Certificate
Offer Requirements Document
Ground Floor Plan
Front Elevation

Last Updated: 20 Nov 2026

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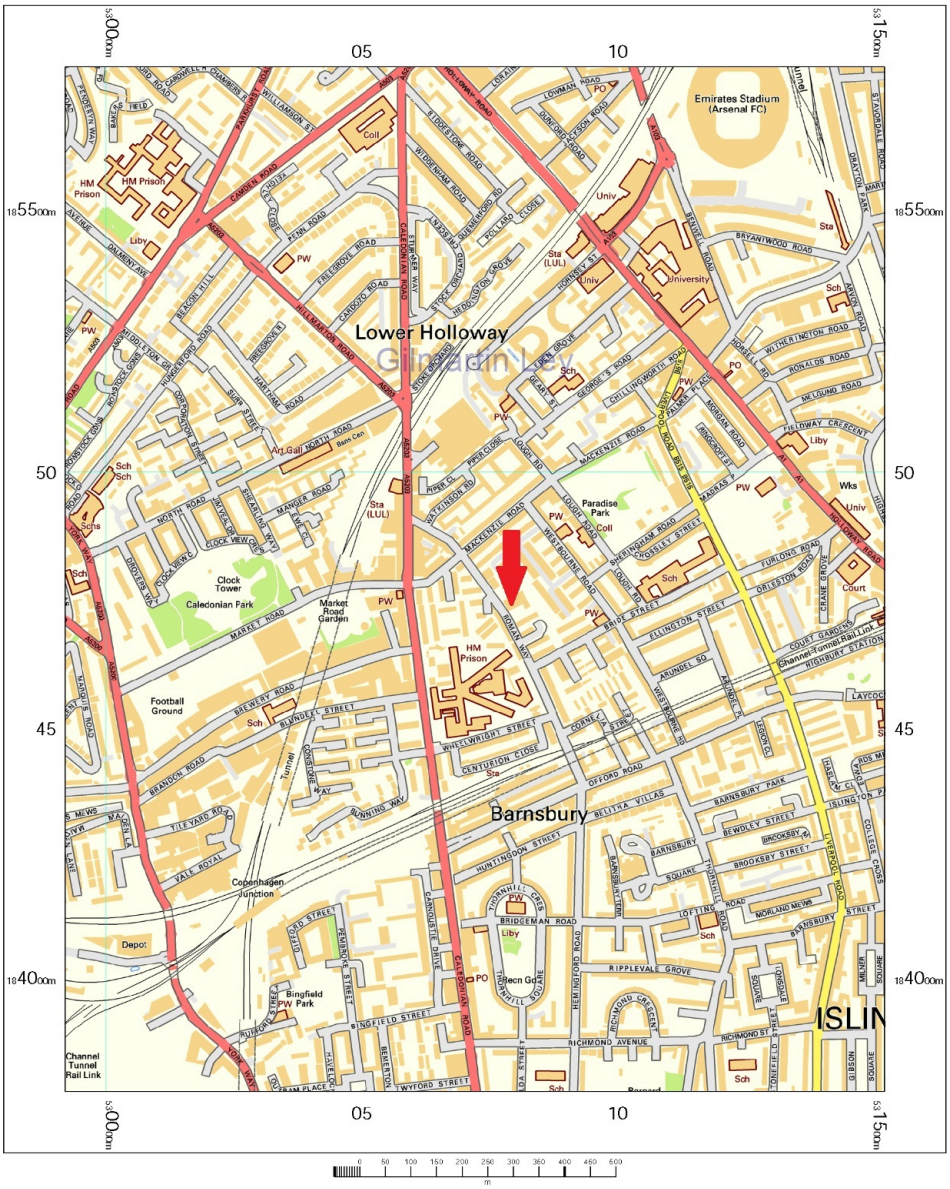

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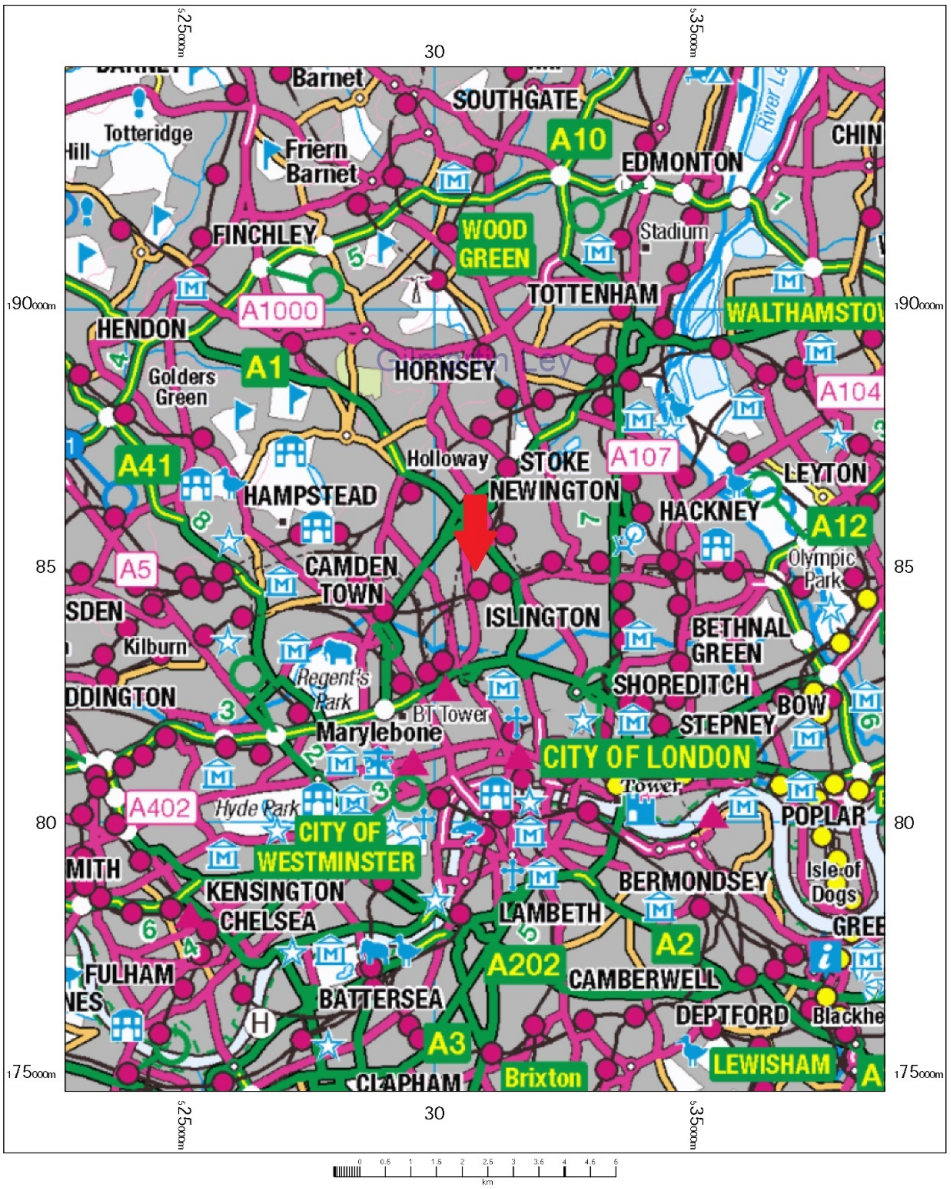

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