

61-63 Islington Park Street
Islington
London
N1 1QB

Winkworth

Development & Commercial Investment

MIXED USE INVESTMENT OPPORTUNITY



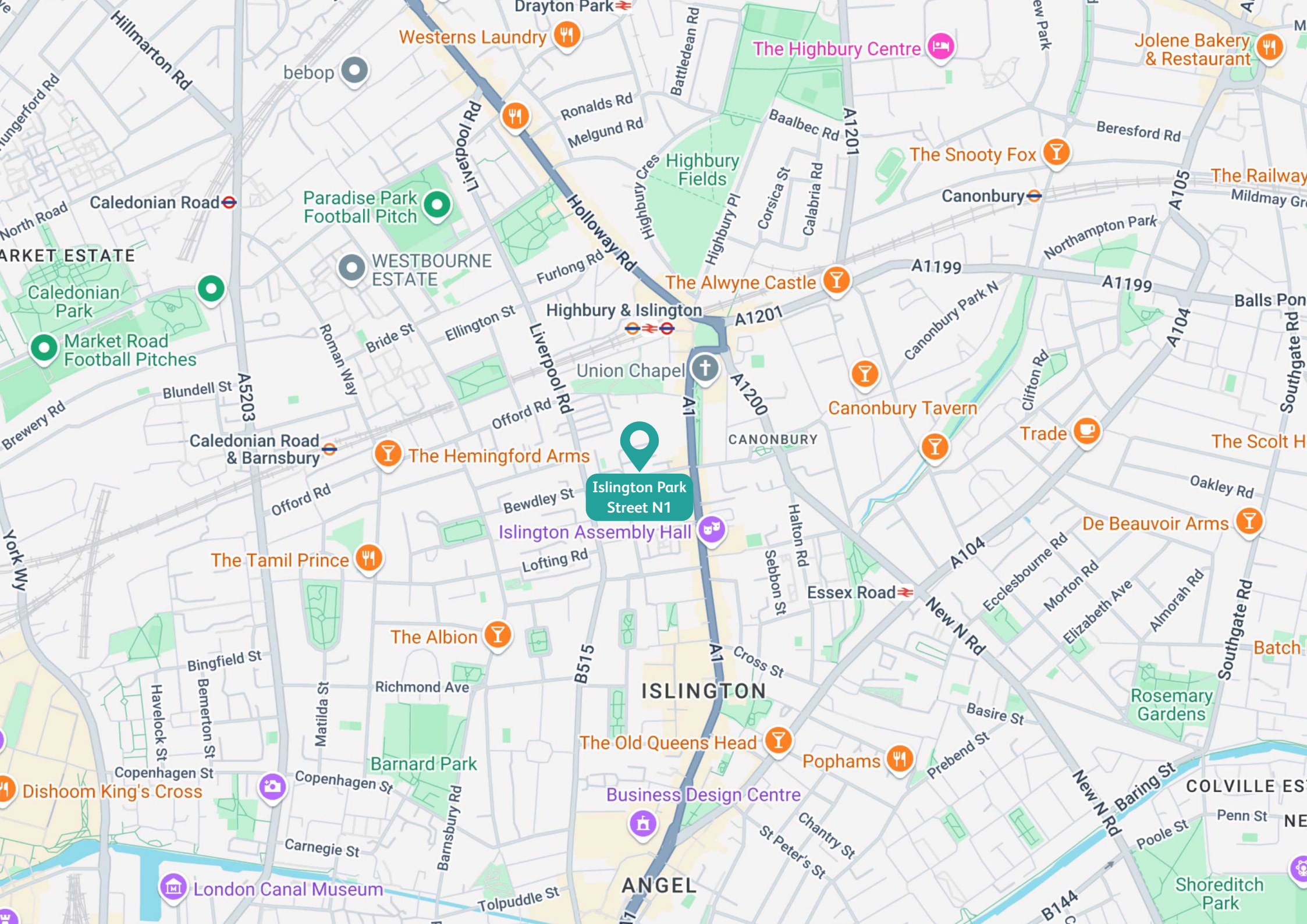
Fully let mixed-use Islington investment with BUPA tenancy and three residential flats



Executive Summary

A prime mixed-use investment opportunity located in the heart of Islington, arranged over five floors. The property generates a total annual income of £122,350, with the ground and lower ground floors securely let to a strong covenant tenant, BUPA Group. The three upper residential flats are fully let on ASTs and presented in excellent condition. Positioned less than five minutes' walk from Highbury & Islington Station, this freehold asset offers stable income in one of North London's most desirable and well-connected locations.

- Prime London location Mixed-Use Investment arranged over five floors.
- Total current annual income of £122,350.
- Ground and lower ground floors let to a strong covenant tenant in BUPA Group.
- 3 upper flats are let on ASTs and in great condition.
- Less than a 5 minute's walk to Highbury & Islington Station.
- Attractive Capital Value at just £445 p/s/ft.



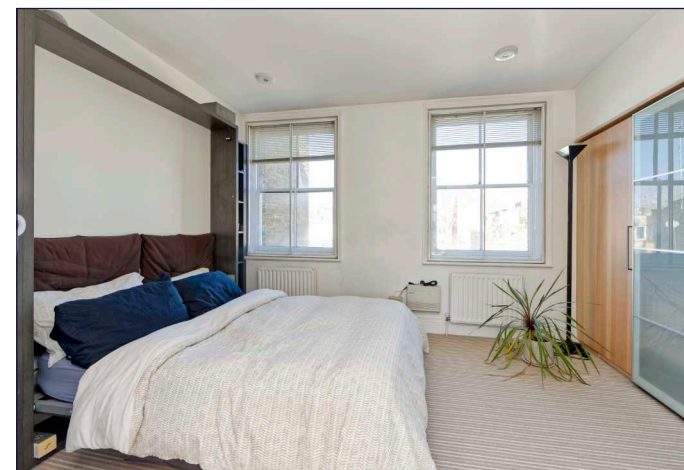
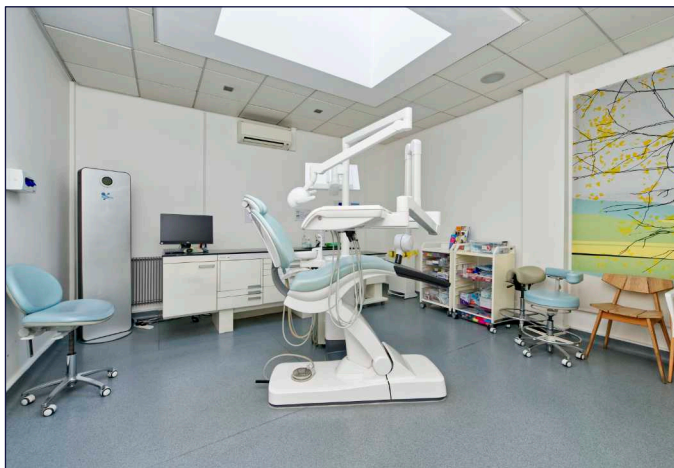
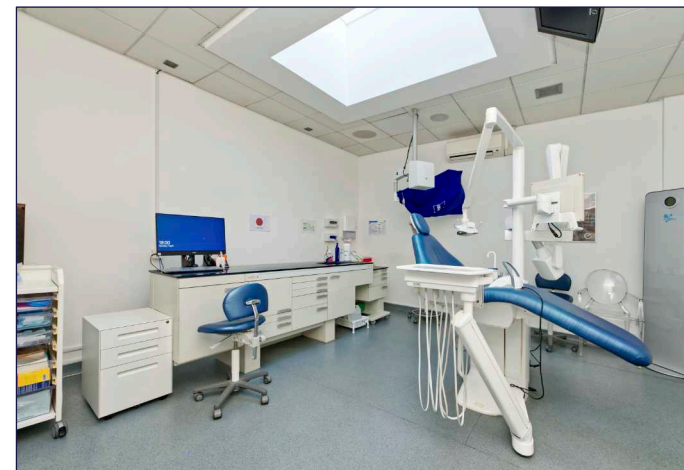
DESCRIPTION

This outstanding investment opportunity comprises a well-maintained mixed-use freehold building arranged over five floors, located in one of London's most desirable and well-connected neighbourhoods. The property is fully let and generates a combined annual rental income of £122,350, offering both immediate income and long-term growth potential.

The ground and lower ground floors are let to B Dental Limited on a secure commercial lease for a term of 20 years, commencing on 19th December 2017 and running until 18th December 2037. The current rent for this space is £58,750 per annum. B Dental Limited forms part of the well-established BUPA Group, offering the reassurance of a strong covenant and reliable long-term tenancy.

The residential element of the building consists of three spacious, self-contained one-bedroom lateral apartments, each occupying an entire floor on the upper levels. Enjoying wonderful dual aspects and their own shared entrance independent of the commercial, these apartments are presented in excellent condition and have been consistently let on assured shorthold tenancies (ASTs) over a number of years. They currently generate a combined annual rental income of £63,600, reflecting ongoing tenant demand in this high-performing location.

Situated in the heart of Islington, just a short walk from Highbury & Islington Station, the property benefits from exceptional transport links, strong local amenities, and high rental appeal. This is a rare opportunity to acquire a fully income-generating asset in a prime North London postcode, ideal for investors seeking a stable, well-located mixed-use holding with a strong commercial anchor and attractive residential appeal.





Unit	Layout	Occupier	Date of Lease	Lease Term	Rental P/A	Lease Expiry	ERV
Basement & Ground	Lateral	B Dental Limited	19.12.2017	20 years from 19.12.2017	£58,750	£895,000	£60,000
First Floor - Flat 1	Lateral	Residential	24.07.2025	13 months AST	£21,000	£910,000	£22,200
Second Floor - Flat 2	Lateral	Residential	03.02.2025	8 months AST	£21,000	£1,650,000	£22,200
Third Floor - Flat 3	Lateral	Residential	18.05.2024	24 month AST (mutual 2 month break clause from month 12)	£21,600	£965,000	£22,800
Accommodation and Rental Income/Projections				CURRENT INCOME	£122,350	TOTAL ERV	£127,200



Transport Links



Highbury & Islington station

Victoria Line Windrush Line Mildmay Line Zone: 2

Caledonian Road & Barnsbury station

Mildmay Line Zone: 2

Angel station

Northern Line Zone: 1



LOCATION

Islington Park Street is moments from Highbury & Islington Underground Station, and the ever-popular Upper Street with fashionable retailers, restaurants, bars and a rich arts and culture scene making it an extremely desirable location for both a residential and an investment standpoint.

The property is exceptionally well located in Prime Islington, offering a standout investment opportunity thanks to its proximity to Upper Street and the vibrant core of Islington. The building benefits from immediate access to a wide array of amenities, from fashion retailers, restaurants, bars, and a rich arts and culture scene.

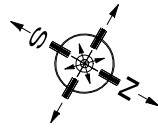
TRANSPORT

Perfectly positioned in the heart of Islington, benefitting from exceptional transport connectivity. Just a 5-minute walk from Highbury & Islington Station, residents and occupiers enjoy seamless access to the Victoria Line, London Overground, and National Rail services, offering rapid links to Oxford Circus, King's Cross, and Stratford.

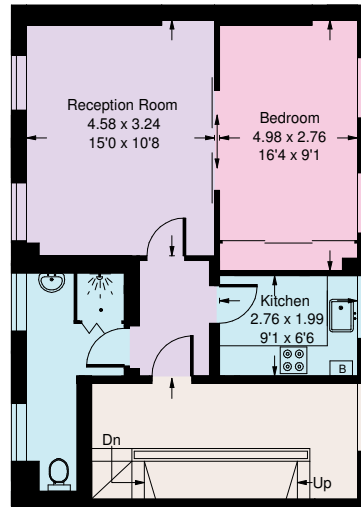
Numerous bus routes operate along nearby Upper Street and Holloway Road, providing convenient connections across Central and North London. For cyclists and pedestrians, the area is well served with designated cycle lanes and green corridors, making this a highly accessible and commuter-friendly location.

Islington Park Street, N1

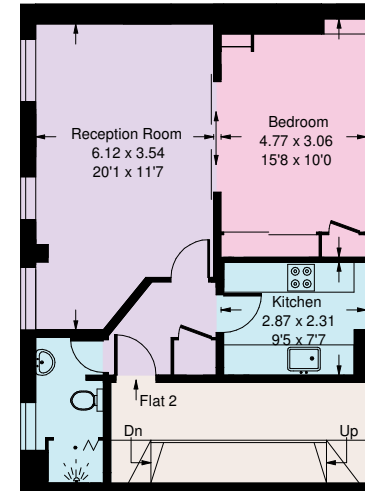
Approx. Gross Internal Area
469.4 sq m / 5053 sq ft
(Excluding Void)



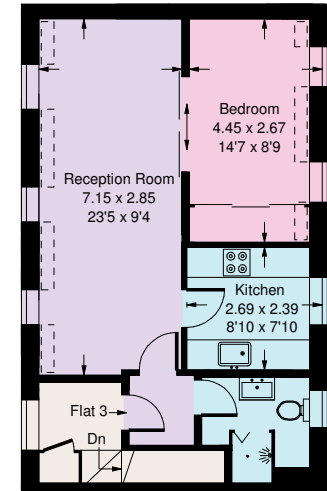
- - - = Reduced headroom
below 1.5 m / 5'0"



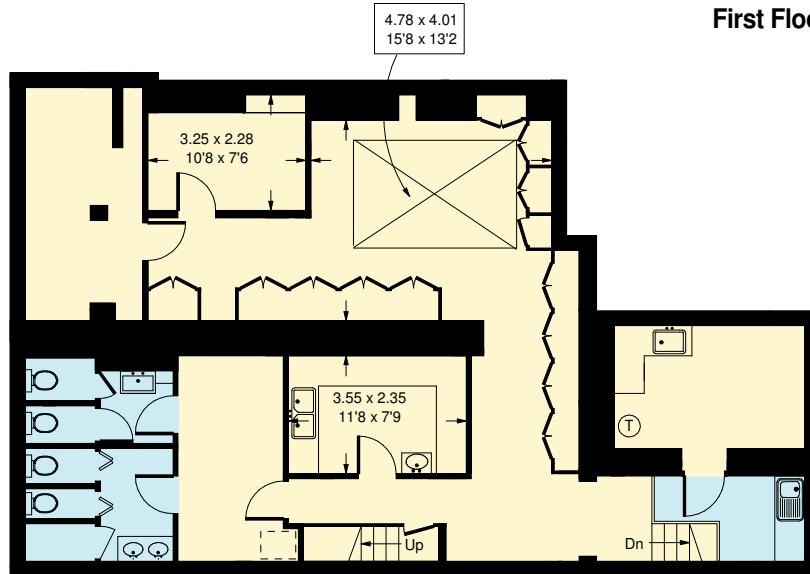
First Floor



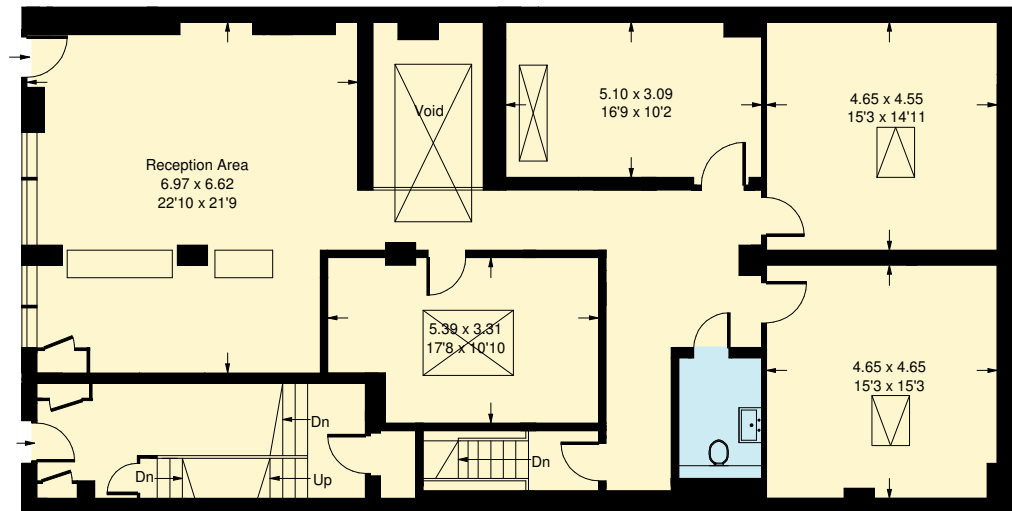
Second Floor



Third Floor



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Islington

RATES PAYABLE

To Be Advised

METHOD OF SALE

The Property is For Sale by Private Treaty on the following Guide Price:- £2,250,000 (Subject to Contract)

USE CLASS

E

EPC

TBC

AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

VAT

The property is not elected for VAT.

SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any future uses.

VIEWINGS

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their sole agents, Winkworth Commercial.



Contact Us Details

Winkworth

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FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the Selling Agents:

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