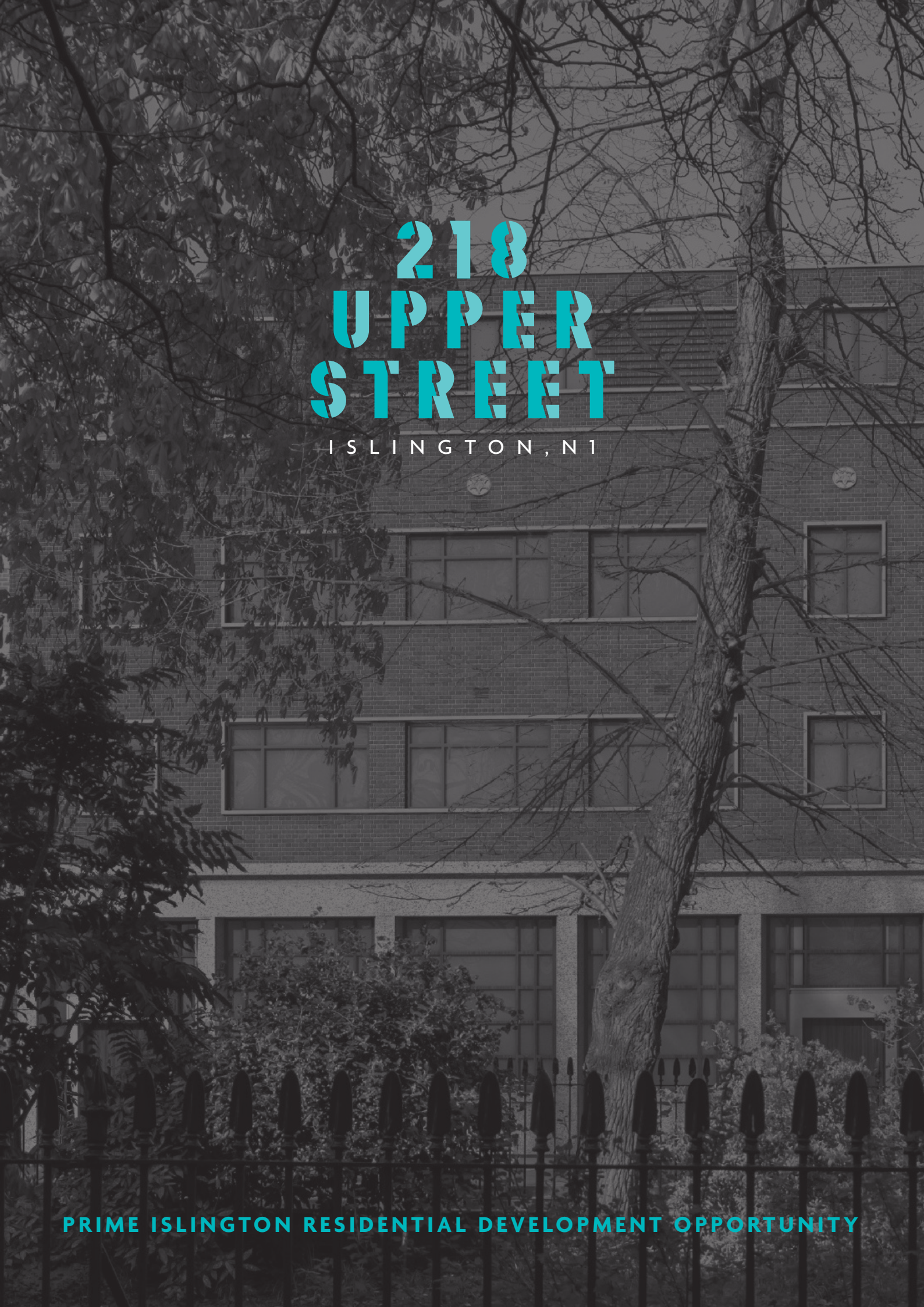


218 UPPER STREET

ISLINGTON, N1

PRIME ISLINGTON RESIDENTIAL DEVELOPMENT OPPORTUNITY

INVESTMENT SUMMARY

- **Freehold**
- Situated on Upper Street, Angel and Islington's prime retail high street and a highly sought-after residential location
- The **existing building comprises mixed-use office and retail accommodation comprising 8,525 sq ft (792.0 sq m)** arranged over basement, ground, and two upper floors
- The retail accommodation is arranged over basement and ground floor and comprises 5,425 sq ft (504.0 sq m)
- The existing office accommodation is arranged over 1st and 2nd floors and comprises 3,100 sq ft (288.0 sq m)
- **A planning application (P2026/2035/FUL) has been submitted which will allow for the development of 8 residential units across the building's upper floors with a brand new, best in class retail offering across basement and ground floor**
- The proposed scheme will see the erection of a two storey rear extension to the retained commercial unit (Use Class E); change of use of the first and second floors from ancillary office space (Use Class E) to residential (Use Class C3) to provide four self-contained residential units (4x3 bed); and a two storey upward extension to provide four self-contained residential units (2x1 bed and 2x2 bed) (eight dwellings total), with associated refuse storage and cycle parking
- **The proposed development will provide 14,189 sq ft (1,318.2 sq m) of mixed-use retail and residential accommodation** arranged over basement, ground, and four upper floors
- The property is available with full vacant possession
- **Offers are invited in excess of £4,500,000 subject to contract and exclusive to VAT which reflects a capital value of £317 per sq ft on the proposed accommodation**





UPPER STREET

LOCATION

218 Upper Street is located on the west side of Upper Street, within a 5 minute walking distance of Highbury and Islington Underground Station, and a 15 minute walk north of Angel Underground station. The site benefits from superb public transport links and has a PTAL score of 6A (Excellent).

Upper Street is one of North London's most desirable places to live, offering an enviable lifestyle within easy reach. Residents enjoy a wealth of bars, restaurants and cafés, together with quality shopping at Angel Central, the Business Design Centre and Camden Passage, all set within a vibrant, well-connected neighbourhood.

Household name retailers, including Amazon Fresh, Gail's, Oliver Bonas, and Budgens alongside high performing local operators such as the acclaimed Ottolenghi, and popular independent retailers including Hoxley & Porter, the historic Hope and Anchor, and the Union Chapel, reflecting the area's strong mix of independent retail, dining and leisure destinations.

amazon fresh

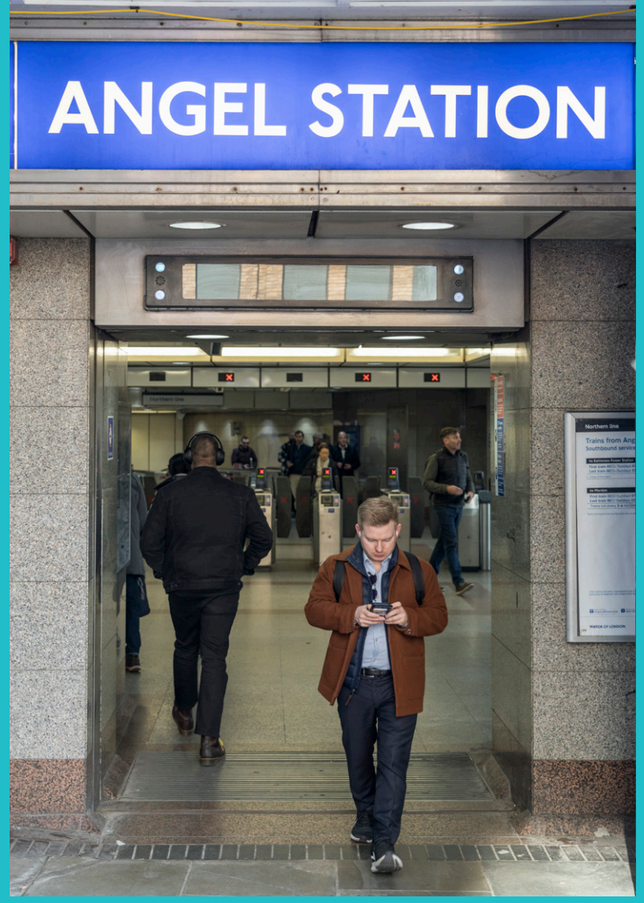
Budgens

Holland&Barrett

GAIL's

OTTOLENGHI

OLIVER BONAS









THE BUILDING

The existing building comprises mixed use office and retail accommodation comprising 8,525 sq ft (792 sq m) arranged over basement, ground, 1st and 2nd floors. The retail accommodation is arranged over basement and ground floor and comprises 5,425 sq ft (504 sq m). The existing office accommodation is arranged over 1st and 2nd floors and comprises 3,100 sq ft (288.0 sq m). There is an external terraced garden to the rear of the property.

The ground floor was most recently in use as a banking hall, with the upper floors in use as offices. It is constructed of dark red stock brickwork in English Bond, sat on a tall ground floor 'plinth' of granite. The ground floor is divided into five bays of equal width, with two matching doorways set either side in marble surrounds.

TENANCY

218 Upper Street is offered with full vacant possession.

ACCOMMODATION

Floor	GIA sq. ft.	GIA sq. m.	Use class
3rd	172	16.0	Office
2nd	1,464	136.0	Office
1st	1,464	136.0	Office
Ground	2,497	232.0	Retail
Lower Ground	2,928	272.0	Retail
Total	**8,525**	**792.0**	



THE OPPORTUNITY

218 Upper Street comprises an opportunity to substantially add value through redevelopment of the existing building and additional massing.

A planning application (P2026/2035/FUL) has been submitted which will allow for the development of 8 residential units across the building's upper floors with a brand new, best in class retail offering across basement and ground floors.

The proposed scheme will see the erection of a two storey rear extension to the retained commercial unit (Use Class E); change of use of the first and second floors from ancillary office space (Use Class E) to residential (Use Class C3) to provide four self-contained residential units (4x3 bed); and a two storey upward extension to provide four self-contained residential units (2x1 bed and 2x2 bed) (eight dwellings total), with associated refuse storage and cycle parking.

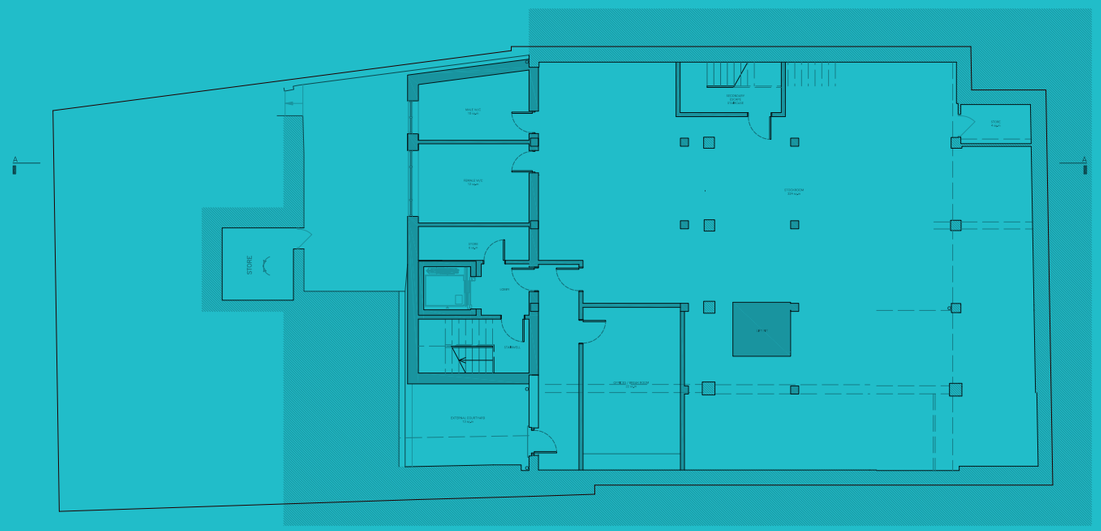
MDP have designed the scheme that increases the existing building's gross internal area by 66.4%, to provide a total GIA of 14,189 sq ft (1,318.2 sq m).



PROPOSED ACCOMMODATION

Floor	Demise	GIA (Sq Ft)	GIA (Sq M)	NSA (Sq Ft)	NSA (Sq M)
4th	Flat 8	1,475	137.0	712	66.2
	Flat 7			544	50.5
3rd	Flat 6	1,476	137.1	713	66.2
	Flat 5			544	50.5
2nd	Flat 4	2,431	225.8	1,126	104.6
	Flat 3			1,086	100.9
1st	Flat 2	2,431	225.8	1,126	104.6
	Flat 1			1,086	100.9
Ground	Resi Circulation	834	77.5		
	Commercial	2,081	193.3	2,055	190.9
Basement	Commercial	3,461	321.5	3,390	314.9
Total		**14,189**	**1,318.2**	**12,382**	**1,150.2**

PROPOSED FLOORPLANS



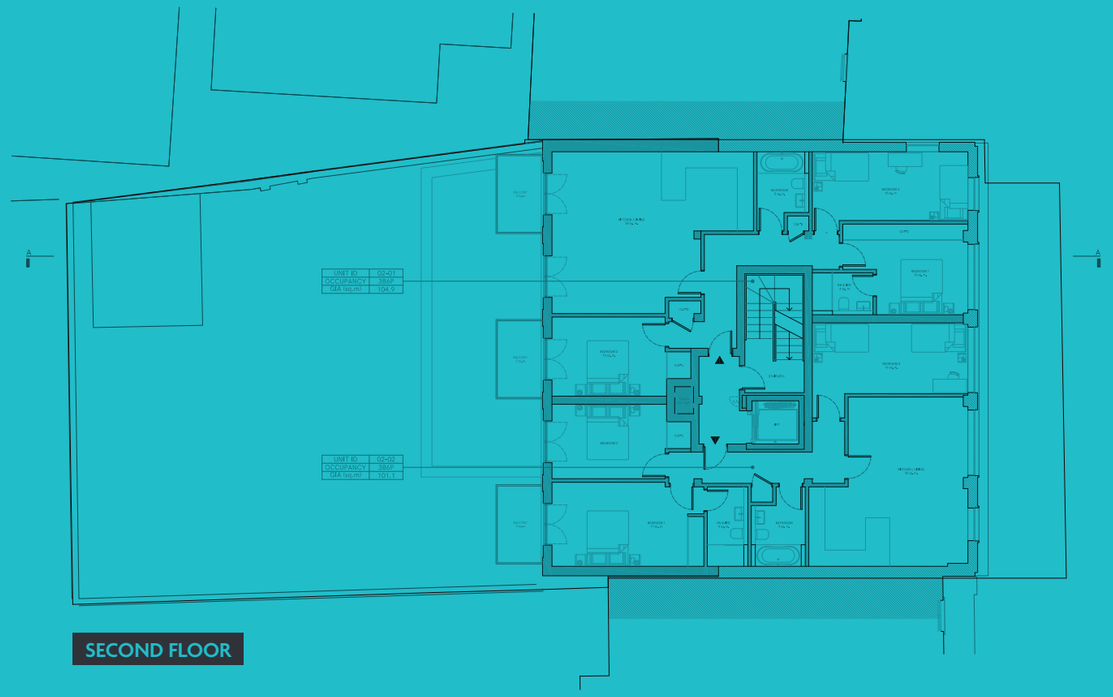
BASEMENT



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

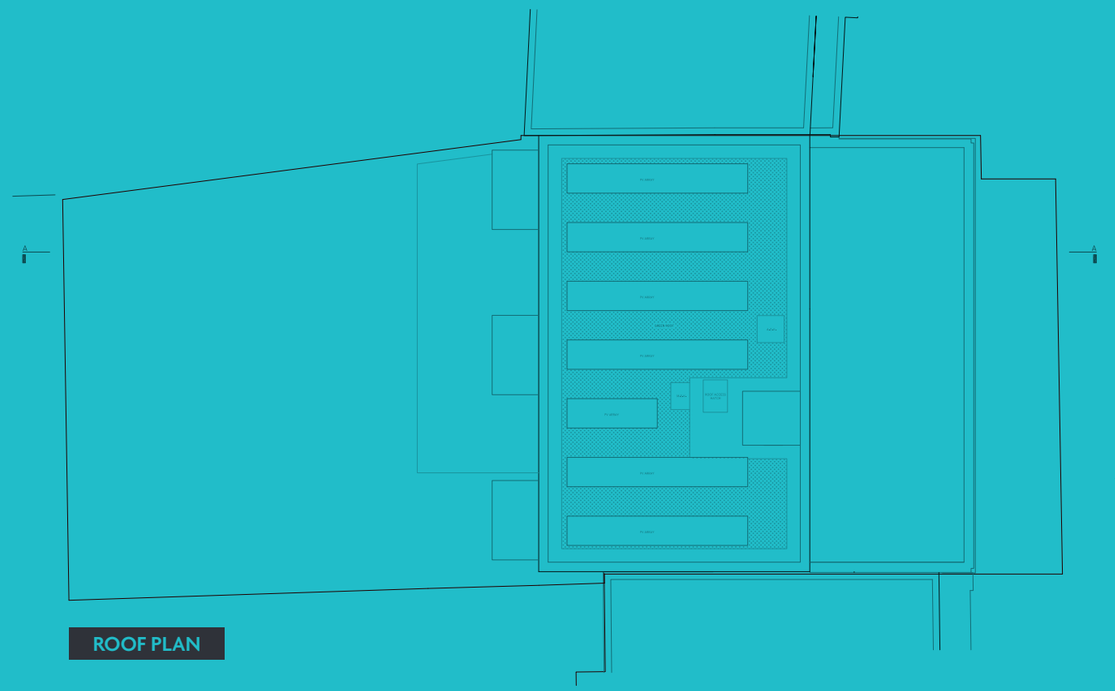
UPPER STREET



THIRD FLOOR



FOURTH FLOOR



ROOF PLAN

TENURE

The property is held Freehold under title number: LN42820

VAT

The property has been elected for VAT.

ENVIRONMENTAL CREDENTIALS

Energy Performance Rating (EPC) available upon request.

PLANNING

Local Authority – London Borough of Islington. The building is locally listed but is not situated within a conservation area.

PROPOSAL

Offers are invited in excess of £4,500,000 subject to contract and exclusive to VAT which reflects a capital value of £317 per sq ft on the proposed accommodation.

CONTACTS

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