

392-396 YORK WAY

Islington, London N7

THREE RARE UNBROKEN MIXED-USE ASSETS WITH SIGNIFICANT ASSET MANAGEMENT POTENTIAL

ROBERT IRVING BURNS

Executive Summary

- Opportunity to acquire an unbroken mixed-use Freehold parade comprising three retail/commercial units at lower ground and ground floor level, with seven residential apartments across the upper parts.
- Significant asset management opportunities to refurbish and reconfigure the units.
- Opportunity for additional massing or conversion, subject to necessary consents.
- Total passing income of £175,000 per annum, with three of the seven residential apartments offered with the benefit of vacant possession.
- The buildings extend to approximately 7,097 sq ft (659.3 sq m) NIA, arranged over lower ground, ground and three upper floors.
- The parade benefits from excellent connectivity being located 0.6 miles (1.0 km) from both Caledonian Road (Piccadilly Line) and Kentish Town (Northern Line).
- Offers are invited in excess of £3,500,000 (Three Million Five Hundred Thousand Pounds) for the Freehold interest, reflecting a low capital value of c.£493 psf.



LOCATION

The parade occupies a prominent position on York Way within the London Borough of Islington, an established mixed-use location situated between King's Cross, Kentish Town and Camden Town.

York Way is a well-connected arterial route benefitting from a range of local amenities, strong residential catchments and sustained occupational demand. The surrounding area offers an extensive range of amenities, supporting strong residential and commercial occupier demand. Nearby retail and leisure provision includes Coal Drops Yard, Granary Square and the wider King's Cross regeneration area, which has transformed into one of London's premier mixed-use districts.











CONNECTIVITY

392–396 York Way has strong public transport connectivity, with London Underground and rail links easily accessible from nearby stations.

The closest stations are Camden Road (Overground) and Caledonian Road (Piccadilly Line), both around a 14-minute walk. Kentish Town (Northern Line and Thameslink) is approximately 15 minutes on foot, and King's Cross St Pancras is within easy reach, offering Underground, National Rail and Eurostar connections.

- Caledonian Road Station — 14 mins
- Camden Road — 15 mins
- Kentish Town Station — 14 mins

CIRCLE
DISTRICT
BAKERLOO
HAMMERSMITH AND CITY
VICTORIA
PICCADILLY
NORTHERN
METROPOLITAN
JUBILEE
CENTRAL
ELIZABETH
NATIONAL RAIL
EUROSTAR

Description

The opportunity comprises an unbroken Freehold mixed-use terrace of three Victorian buildings over five levels. It includes three commercial units on the lower ground and ground floors, with seven residential apartments above, currently offered partially vacant and partially let on APTs and serviced accommodation agreements.

Commercial tenants include Cramers Butchers, VSL Coffee & Lounge, and Half Cut Market, providing a diverse stream of income.

The asset(s) offers an opportunity to increase value through lease restructuring, rent reviews, and refurbishing or repositioning the residential units (subject to consent).

There is scope for additional massing or conversion, subject to planning permission.



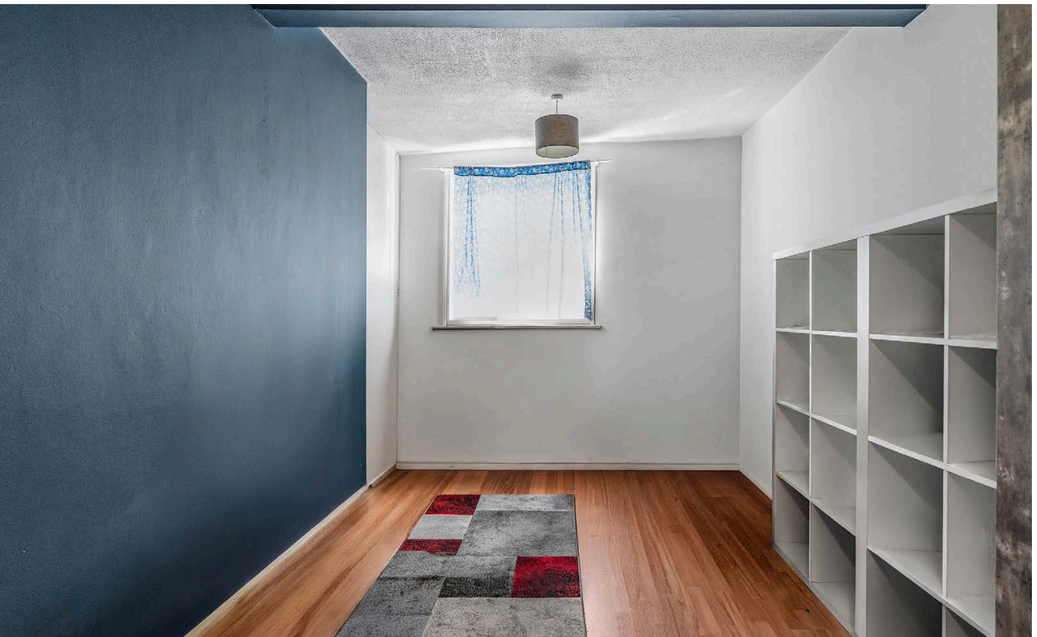


















TENANCY & ACCOMMODATION SCHEDULE

392-396 YORK WAY

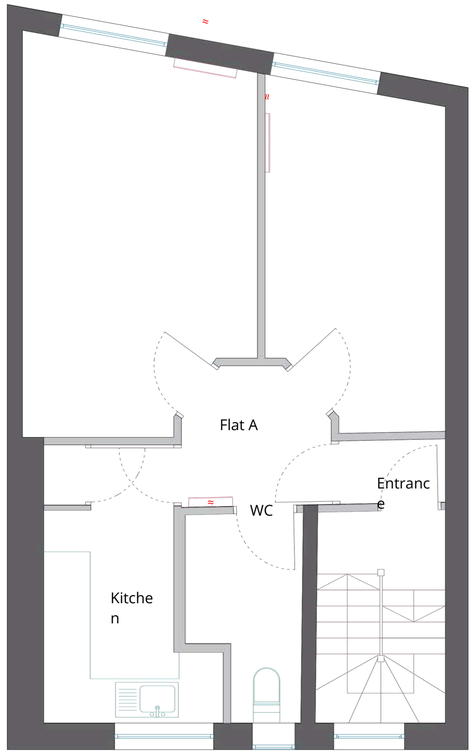
Address	Demise	Use	Tenant	Floor Area (sqft)	Floor Area (sqm)	Lease Start	Lease End	Rent (pa)	Comments
392 York Way	Lower Ground/ Ground Floor	Class E	t/a Cramers Butchers	1,626	151.1	Jun 12, 2016	Jun 12, 2031	£14,400	5 yearly Upwards Only Open Market Rent Review Inside The LTA 1954 Act
	First Floor	Residential APT	Private Individual	446	41.4	Feb 20, 2023	Feb 19, 2024	£16,800	
	Second Floor	Vacant	-	438	40.7	-	-	-	
	Third Floor	Residential APT	Private Individual	378	35.1	Sep 11, 2022	Sep 10, 2024	£15,600	
	Sub-Total			**2,888**	**268.3**			**£46,800**	

Address	Demise	Use	Tenant	Floor Area (sqft)	Floor Area (sqm)	Lease Start	Lease End	Rent (pa)	Comments
394 York Way	Lower Ground/ Ground Floor	Class E	t/a VSL Coffee & Lounge	870	80.8	Jan 10, 2020	Jan 10, 2027	£15,000	5 yearly Upwards Only Open Market Rent Review Inside The LTA 1954 Act Mutual break option with three months notice at any time after 10th January 2024
	First Floor	Residential APT	Private Individual	377	35	Jan 8, 2024	Jan 7, 2025	£22,200	Mutual 2 month rolling break clause
	Second & Third Floors	Vacant	-	811	75.3	Vacant	Vacant	Vacant	
	Sub-Total			**2,058**	**191.1**			**£37,200**	

Address	Demise	Use	Tenant	Floor Area (sqft)	Floor Area (sqm)	Lease Start	Lease End	Rent (pa)	Comments
396 York Way	Lower Ground/ Ground Floor	Class E	t/a Half Cut Market	975	90.6	2021	2036	£19,000	5 yearly Upwards Only Open Market Rent Review Outside The LTA 1954 Act Exact lease dates are not known This unit benefits from full cooking extraction
	First Floor	Residential Serviced Accommodation	Private Individual	370	34.4	Nov 1, 2025	Oct 31, 2027	£72,000	The lease is a company residential lease expressly permitting use as serviced accommodation and short-term lets. Purchasers should satisfy themselves as to planning permission, licensing, and any mortgage compliance requirements in connection with this use.
	Second & Third Floors			806	74.9				
	Sub-Total			**2,151**	**199.9**			**£91,000**	

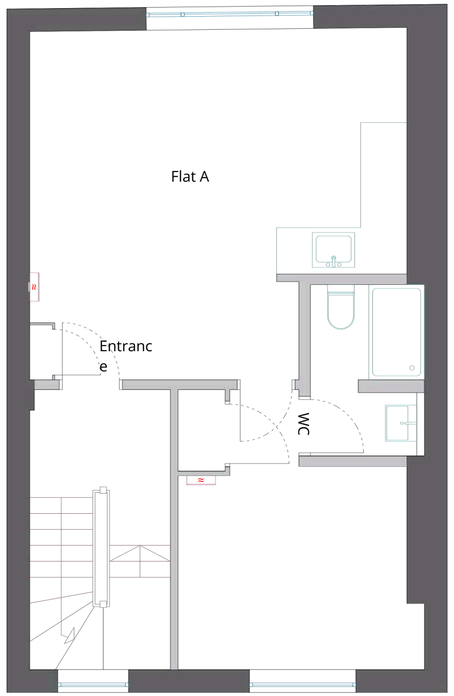
Totals	Floor Area (sqft)	Floor Area (sqm)	Rent (pa)
Commercial Total	3,471	322.5	£48,400
Residential Total	3,626	336.8	£126,600
Grand Total	**7,097**	**659.3**	**£175,000**

FLOOR PLANS



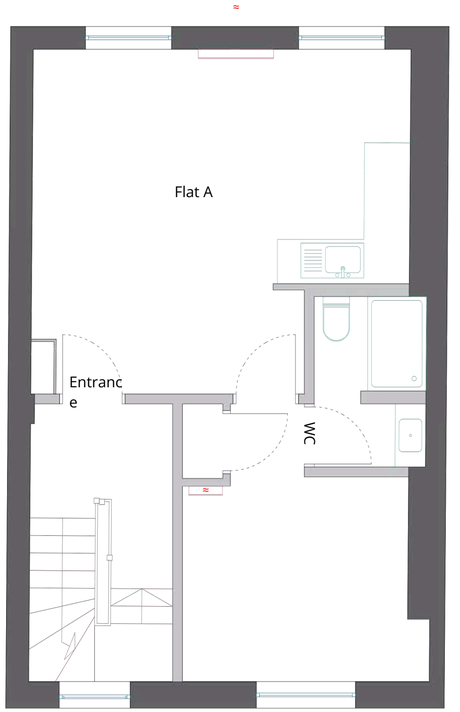
First Level

392 York Way



First Level

394 York Way



First Level

396 York Way

Further floorplans and information is available in the dataroom.

Data Room

Click Here To View

Price

Offers are invited in excess of £3,500,000 (Three Million Five Hundred Thousand Pounds) for the Freehold interest, reflecting a low capital value of c.£493 psf.

TENURE

392 York Way is held Freehold under Title Number: NGL709007. 394 & 396 York Way is held Freehold under Title Number: LN238820.

VAT

TBC

EPC

Available upon request

ANTI-MONEY LAUNDERING

In line with Anti-Money Laundering requirements, the successful purchaser will be required to provide satisfactory identification and evidence of source of funds.

Nick Myers and Alex Cadwallader were appointed Joint Receivers over 392 York Way, London N7 9LW (Freehold Title Number NGL709007) and 394 and 396 York Way, London N7 9LW (Freehold Title Number LN238820) on 11 December 2025.

They act as agents of the borrowers only, and without personal liability.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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