190 FORE STREET

EDMONTON, LONDON N18

HIGH-YIELDING RETAIL INVESTMENT IN LONDON

FOR SALE

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

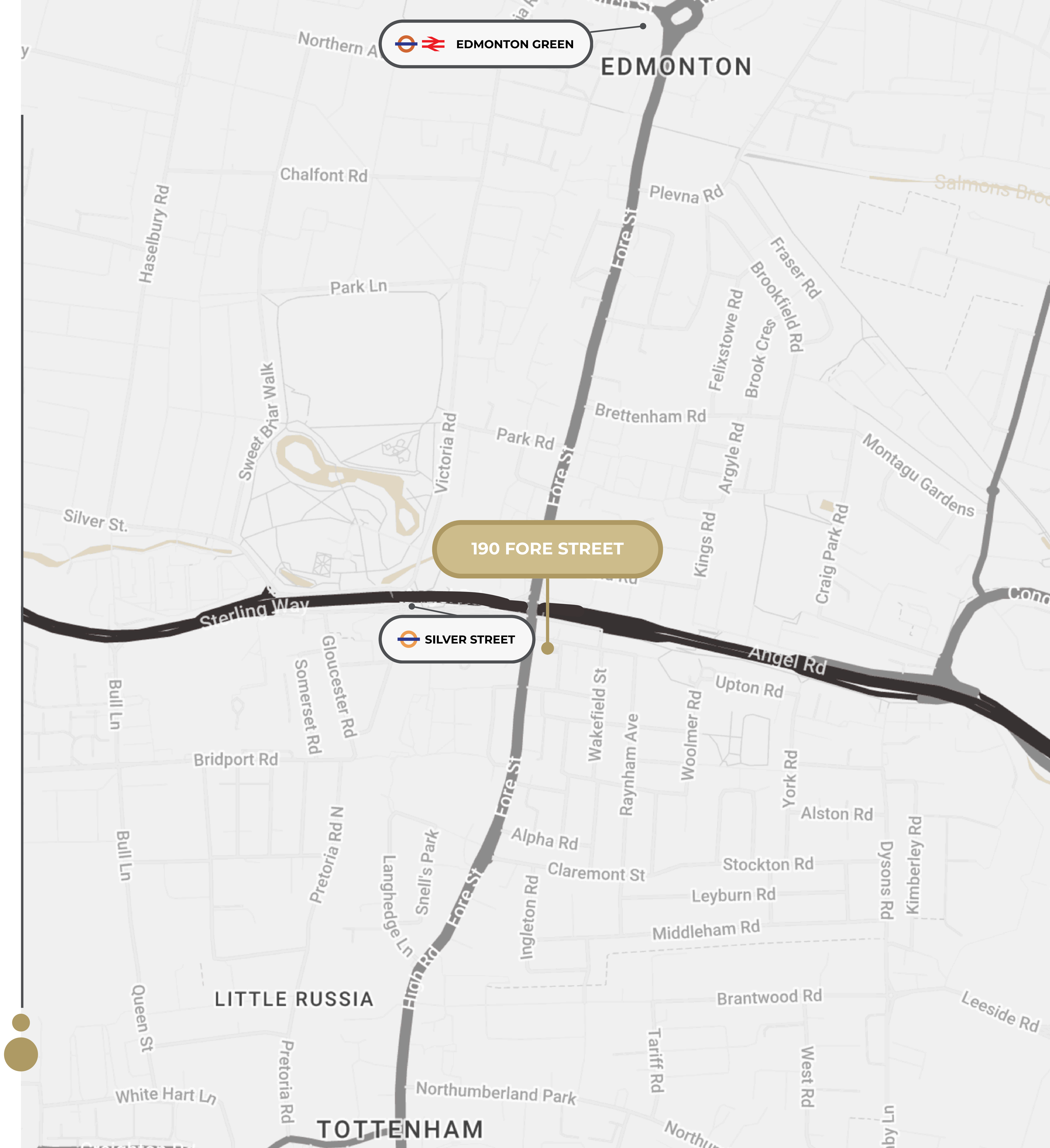
- Rare opportunity to acquire a 999-year long leasehold interest (996 years unexpired) of a well secured investment in a well-located North London retail investment.
- The property comprises a ground-floor retail premises extending to approximately 1,212 sq ft (112.57 sq m).
- Fully let to Merkur Slots UK Limited on a 15-year lease from 24 April 2023, producing £80,000 per annum.
- Approximately 6.7 years' term certain to the tenant break on 23 April 2033 and 11.7 years to lease expiry.
- The lease benefits from an upwards-only rent review in 2028 & 2033.
- Merkur Slots UK Limited is an established national gaming operator which reported turnover of £213.7 million and net assets of £18.8 million for the year ended 31 December 2025.
- Price: £800,000 (Eight Hundred Thousand Pounds), subject to contract, reflecting a net initial yield of 9.50%, subject to purchaser's costs.

LOCATION

The property occupies a prominent position on the east side of Fore Street, close to its junction with Raynham Road, in the densely populated North London suburb of Upper Edmonton.

Fore Street forms part of the A1010, providing direct access towards Central London and the A406 North Circular Road, which is approximately 600 metres from the property.

Silver Street station is within a short walk and provides direct Weaver line services to Seven Sisters, Hackney Downs and London Liverpool Street.
Nearby occupiers include Lidl, Tesco Express, Subway, Pizza Hut, KFC, Paddy Power and Admiral Casino, together with a broad mix of established independent retailers and restaurants.



CONNECTIVITY

Silver Street station is within a short walk of the property and provides direct Weaver line services into Central London.

The property fronts the A1010 and is approximately 600 metres from the A406 North Circular Road, providing convenient access to the A10, M11 and wider London road network

Numerous bus routes also operate along Fore Street, providing connections throughout Edmonton, Tottenham and Central London.

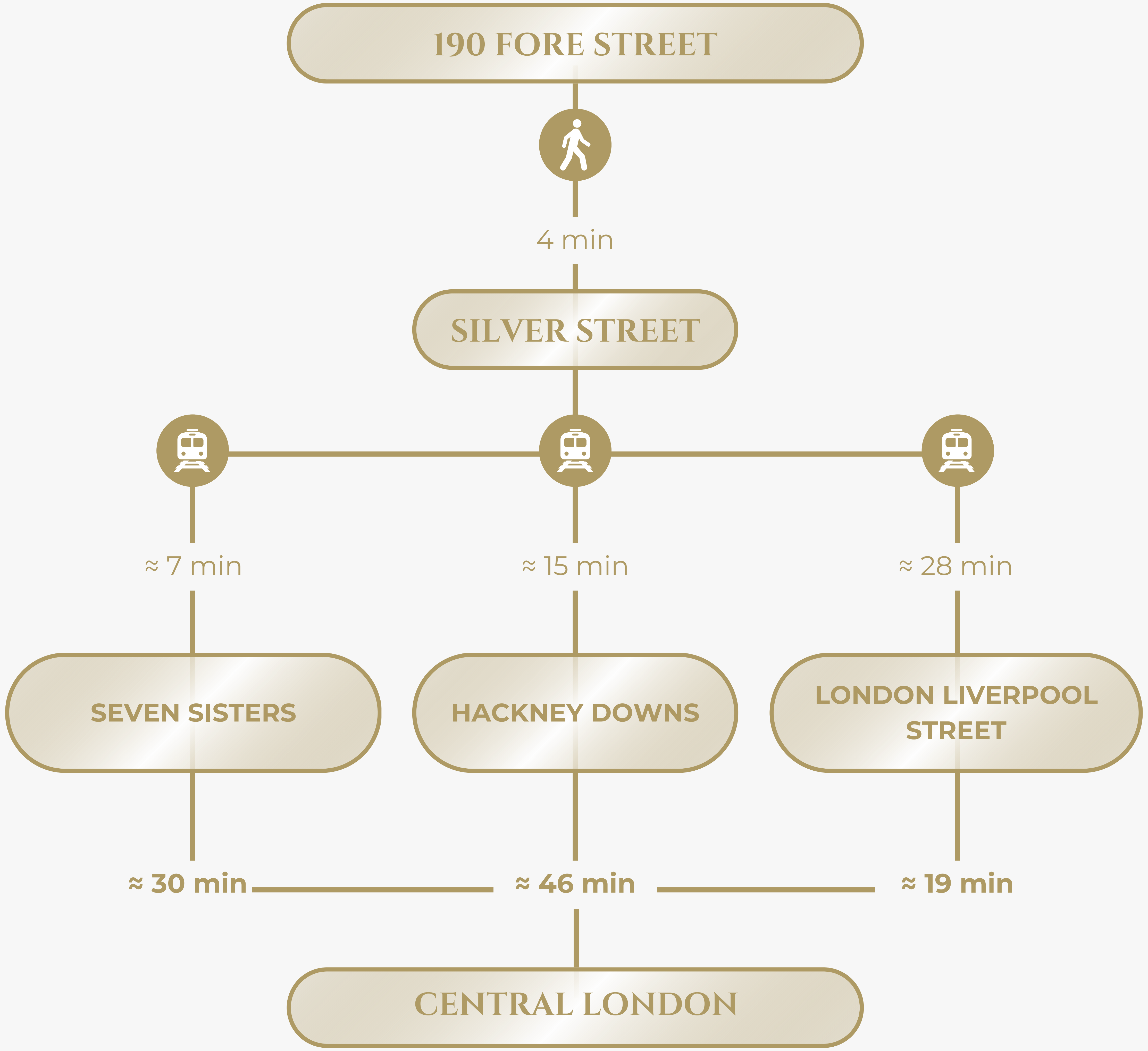
ROAD CONNECTIONS

NORTH CIRCULAR ROAD	5 mins
A10	7 mins
M11	≈ 10 mins
M25	≈ 18 mins

BUS STOP | ANGEL CORNER / SILVER STREET STATION

34 444 W6 W8

TRAIN CONNECTIONS



DESCRIPTION

The property comprises a well-configured ground-floor retail unit forming part of a mixed-use parade on Fore Street.

The accommodation extends to approximately 1,212 sq ft (112.57 sq m) and benefits from a prominent glazed frontage, open sales area and rear ancillary accommodation.

The unit is fitted and trading as a Merkur Slots gaming venue. The lease permits adult gaming and amusement centre use, Class E use, or another use approved by the landlord in accordance with the lease.

ACCOMMODATION & TENANCY

USE	AREA	TENANT	PASSING RENT	LEASE TERM	COMMENTS
Ground Floor	1,212 sq ft / 112.57 sq m	Merkur Slots UK Limited	£80,000 pa	24 April 2023 to 23 April 2038	Tenant break: 23 April 2033. Upwards-only rent review: 24 April 2028, 24 April 2033. Effectively FRI, subject to a schedule of condition.
TOTAL	**1,212 sq ft / 112.57 sq m**		**£80,000 pa**		

MERKUR SLOTS UK LIMITED

Merkur Slots UK Limited forms part of Merkur Casino UK and operates adult gaming, bingo and casino venues throughout the United Kingdom and benefits from a premises license.
The wider business operates more than 220 gaming and entertainment venues across the UK. The company has traded since 1972 and is registered under company number 01038403.

FINANCIAL SUMMARY

	YEAR ENDED 31 DECEMBER 2025	YEAR ENDED 31 DECEMBER 2024
TURNOVER	£213.722 MILLION	£196.715 MILLION
OPERATING PROFIT	£14.126 MILLION	£8.130 MILLION
PROFIT BEFORE TAX	£13.381 MILLION	£6.707 MILLION
NET ASSETS	£18.781 MILLION	£9.421 MILLION

Source: Merkur Slots UK Limited’s latest accounts filed at Companies House.

TENURE

A 999-year long leasehold interest from 1 September 2023 at a peppercorn rent (996 years unexpired).

PRICE

Price: £800,000 (Eight Hundred Thousand Pounds), subject to contract, for the benefit of the long leasehold interest.

This reflects a net initial yield of approximately 9.50%, subject to purchaser's costs.

EPC

MG to input

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

FOR FURTHER INFORMATION CONTACT:

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