

Est. 1955

# Tarn &Tarn

5 CAMBRIDGE  
TERRACE  
LOWER EDMONTON  
LONDON  
N9 9JJ

FIRST TO MARKET IN  
OVER 50 YEARS — A  
RARE NORTH  
LONDON  
OPPORTUNITY



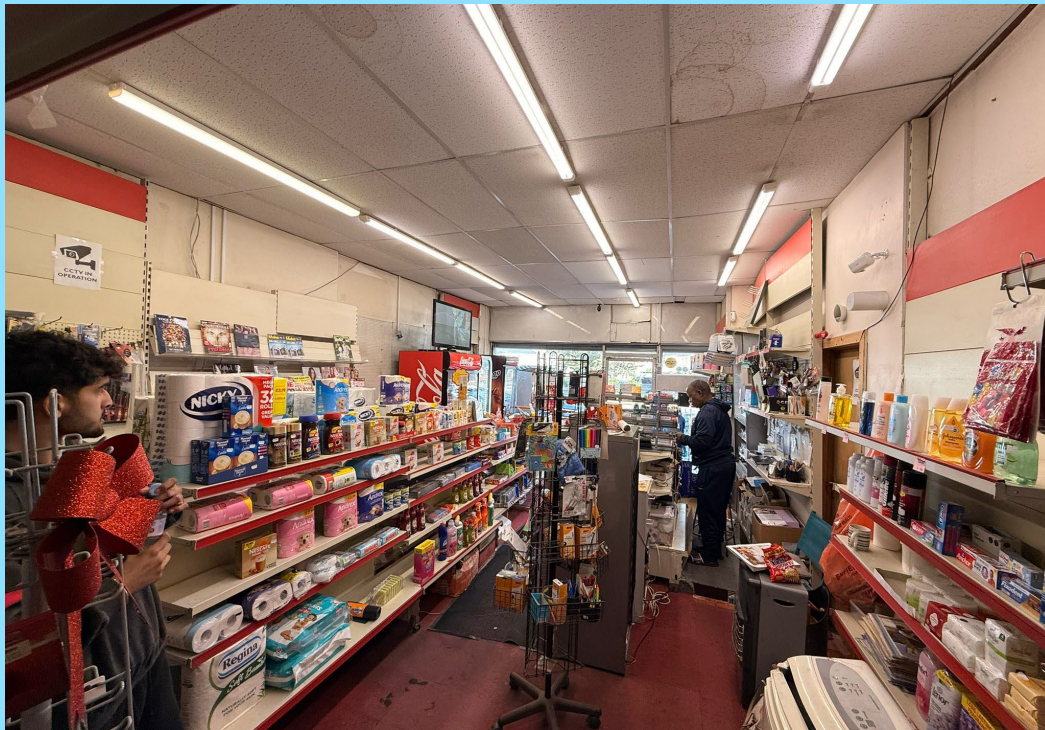
# DESCRIPTION

A rare opportunity to acquire a mixed-use building in Edmonton, N9, comprising a ground floor commercial unit with residential accommodation above. Coming to the market for the first time in over 50 years, the property arrives in original condition throughout, offering investors and developers clear scope to refurbish and reposition across both uses to maximise returns (STPP). Well located on an established parade with strong transport links, consistent footfall, and easy access to the A406 North Circular.

# SUMMARY

- Vacant Possession
- First time on the market in over 50 years
- Potential to refurbish, extend (STPP), or convert (STPP) to maximise return
- Close Transport Connectivity
- Close to A10








# LOCATION

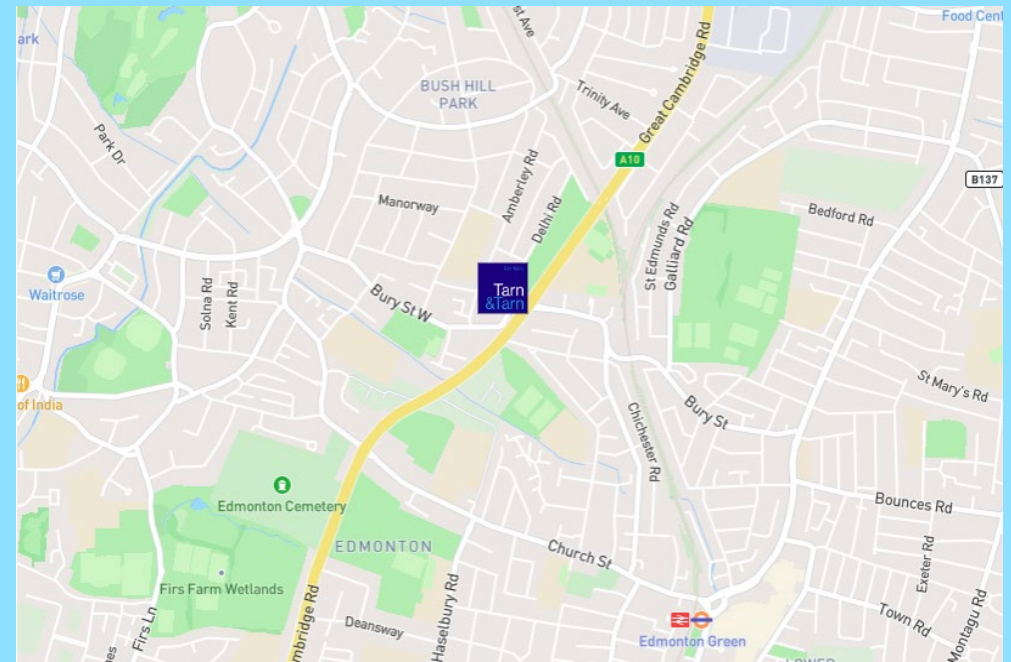
## THE AREA

Situated in N9, the property benefits from excellent transport connectivity via Edmonton Green Station (Greater Anglia) and multiple bus routes into Central London. The area is within close proximity to the A406 North Circular, offering strong regional access. Local amenities include Edmonton Green Shopping Centre, schools, parks, and healthcare facilities.



## TRANSPORT

-  Bush Hill Park (4-minute cycle) – **Overground Line**
-  Edmonton Green (7-minute cycle) – **Overground Line**
-  Winchmore Hill (7-minute cycle) – **National Rail Services**



## ACCOMMODATION

FLOOR	FT <sup>2</sup>
GROUND – RETAIL	731
YARD	638
1 <sup>ST</sup> FLOOR – 1 BEDROOM FLAT	508
2 <sup>ND</sup> FLOOR – 1 BEDROOM FLAT	325
<b>TOTAL</b>	<b>2202</b>

## SUMMARY

Available size	2202 Sqft
Asking Price	£650,000
Legal Fees	Each party to bare their own costs
EPC Rating	B
VAT	TBC

## BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

## BUILDING INSURANCE

TBA

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

## TERMS

Freehold



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Tarn  
&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**