



## 2 Wellington Terrace

Turnpike Lane, London, N8 0PX

### Mixed Use Freehold building.

**2,116 sq ft**  
(196.58 sq m)

- Four-Room licensed HMO provided vacant.
- Scope for notable asset management.
- Longstanding commercial tenant.
- Very well positioned Turnpike Lane Freehold.
- Favourable Commercial rent review terms.
- Available Immediately.



# 2 Wellington Terrace, Turnpike Lane, London, N8 0PX

## Summary

Available Size	2,116 sq ft
Price	£850,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

A striking and extremely well positioned building offering a diversified investment with scope for significant uplift with strong asset management. The ground floor offers a well-equipped retail unit currently occupied as a takeaway restaurant with a fully-equipped commercial kitchen. The commercial lease has a term of 17-years unexpired with Rent reviews four-yearly from the start date in 2022.

The upper floors are currently laid out as a fully licensed HMO having been let on a guaranteed rent agreement for the past four years. These rooms could benefit from refurbishment to increase the quality of the habitable area and thus generate an increased rent roll for the property. The current HMO license runs until 2029 with the upper floors being provided with vacant possession on completion.

## Location

This building occupies an exceptional frontage on one of the most prominent parades in Turnpike Lane. There is a strong local community with a notable belief in supporting local business where possible, for this reason there are several highly successful occupiers who may have not seen such fortune in other areas of the capital. Transport Links are abundant with Turnpike Lane within a two minute walk and numerous bus routes leading directly to the City.

## Terms

Guide Price: £850,000.

Rateable Value: £14,500

EPC Rating: Upon Enquiry.

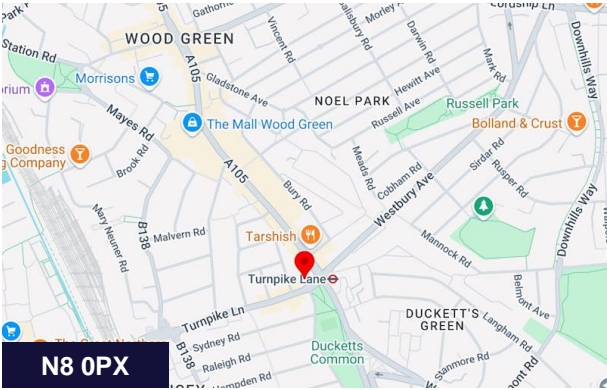
Use Class: Mixed Use.

Local Authority: London Borough of Haringey.

Possession: Subject to the occupying tenancy of the commercial element and vacant possession of the upper floors.

Vat Status: To be confirmed.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



**Chris Ryan**  
07385 413368 | 020 7355 0285  
cryan@winkworth.co.uk

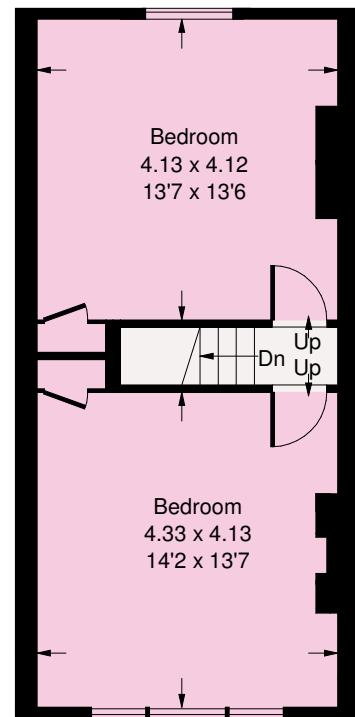
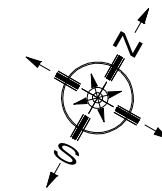
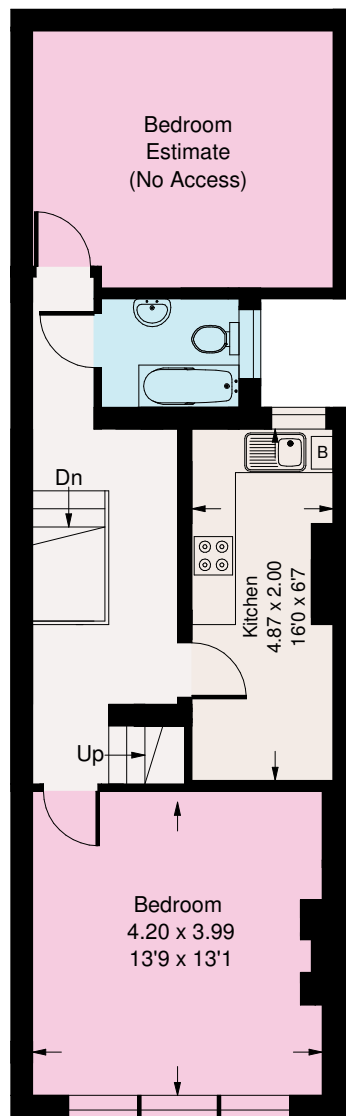
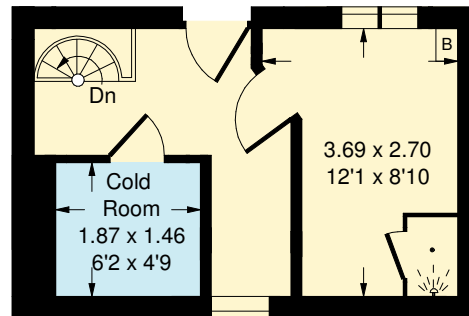
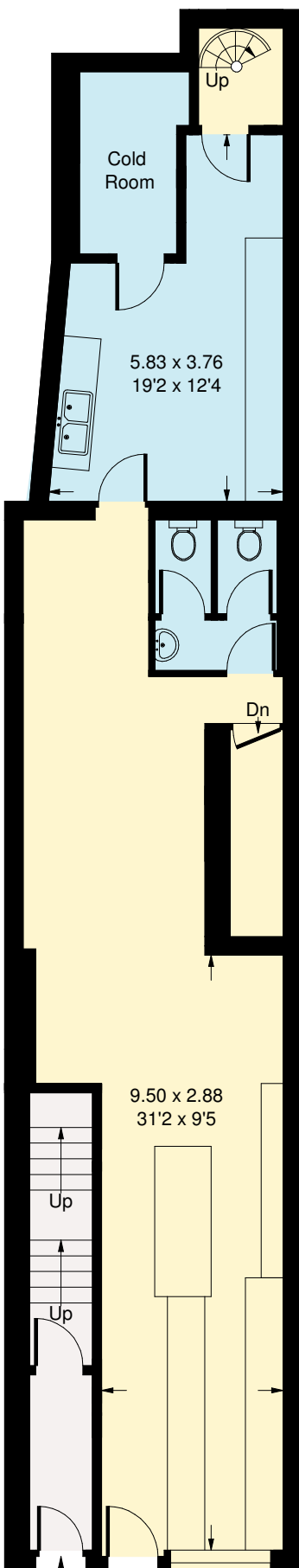


**Adam Stackhouse**  
07817 004082 | 020 7355 0285  
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/09/2025

# Wellington Terrace, N8

Approx. Gross Internal Area  
 Commercial = 105.6 sq m / 1137 sq ft  
 Residential = 91 sq m / 979 sq ft  
 Total = 196.6 sq m / 2116 sq ft  
 (Excluding Estimate Bedroom)



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.

