

239 Upper Street, Islington, N1 1RU



Investment –

Freehold Ground Floor let to William Hill &
Upper Flats sold on 125-year leases

2,682 sq ft / 249.12 sq m

Offers In Excess Of £780,000

FOR SALE

Opportunity Summary

- A substantial Freehold investment comprising a commercial ground floor retail unit, let to William Hill on a new 10-year lease granted in June 2026.
- The lease is granted Outside the Landlord & Tenant Act 1954. There are 2 tenant only break clauses at years 5 and 8 operable via 6 months prior written notice.
- There are 2 self-contained flats configured as 1 x 1 bed and 1 x 3 bed split-level.
- The first-floor flat is currently configured as a 1-bedroom apartment of 441 sq ft sq ft which is sold off on a 125 year long leasehold from 1st February 2002.
- The second and third floor, split-level flat is currently configured as a 3 - bedroom apartment of 1098 sq ft. Which is also sold off on a 125 year long leasehold from 1st February 2002.
- Rare freehold asset in a prominent position close to Highbury & Islington station, on the prominent Upper Street in the heart of Islington.
- Sold subject to existing tenancy and residential long leasehold interest sold off.
- Total rental income of £57,500 per annum, reflecting 7.37% NIY assuming standard purchaser's costs, and 7.05% Gross Yield



Location & Description

Prominently situated on Upper Street between its junctions of Laycock Street and Holloway Road, very close to Highbury & Islington Station, the building holds an excellent position in one of North London's most desirable both commercial and residential areas.

Upper Street is the central hub of Islington with its major attractions such as The Business Design Centre , Almeida , Kings Head and Little Angel Theatres .

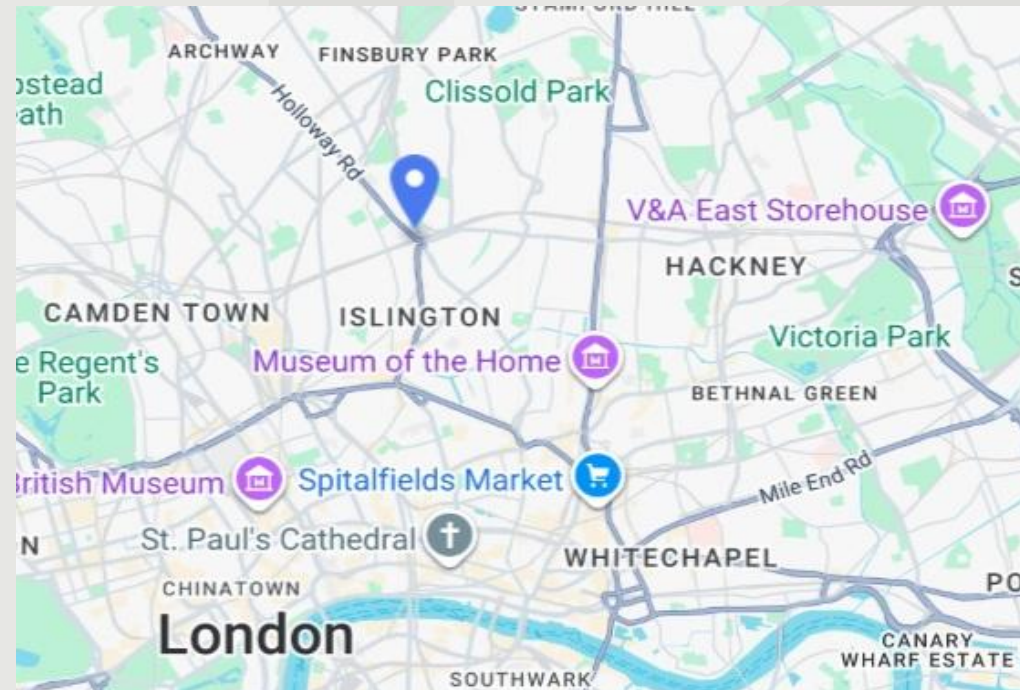
Many restaurants notably Fredericks, Ottolenghi, Terra Rossa, Dzo Viet Kitchen to name but a few.

Retailers such as Monsoon, Anthropology, Toast , Whistles , a section of skin and well being therapists , coffee operators ,supermarkets , banks and many other both independent and mainline retailers.

Highbury & Islington (Victoria, Overground and Great Northern) Station is very close and Angel (Northern Line) provides direct access to King's Cross, the City and West End. Numerous bus routes also serve the area , offering connections across North London, central , city etc.

Local occupiers to the subject property include Mcdonalds, Pret, KFC, Reset –sauna & ice , Benita Bakery and many more independent outlets.

The above factors underpin a strong profile for both investors seeking opportunities for asset management and located on a very strong retail pitch alongside a very desirable residential catchment area of Islington.



Tenancy & Tenure

Tenure

Freehold, subject to existing tenancy

Tenancy

The **Ground floor shop** is let on the following terms:

Tenant: William Hill Organization Ltd.

Term : 10 years to June 2036

Rent : £57,500 pa exclusive of rates, service charge and Vat

Rent Review 2031 (Five yearly)

1st Floor Flat A Sold off on a 125 year long Lease from 1st February 2002

2nd & 3rd Floor Flat B Sold off on a 125 year long Lease from 1st February 2002

Accommodation

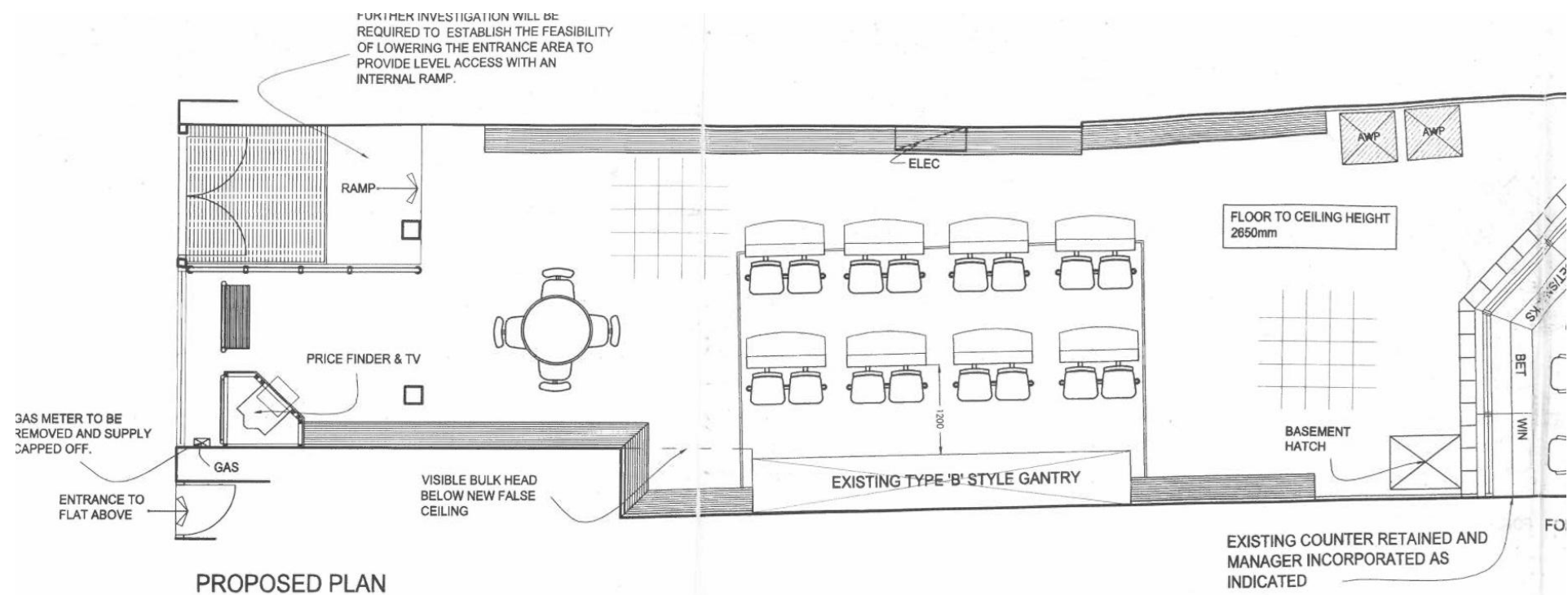
The property comprises the following floor areas:

Floor	NIA Sq. Ft	NIA Sq. M
First Floor – Flat A (Sold off)	441	41
Second & Third Floor – Flat B (Sold off)	1098	102
Ground floor shop	1143	106.19
TOTAL INTERNAL AREA	2,682	249.19

Please note; the above areas are taken from architects' plans provided by our client and are subject to the purchaser's own verification on site.



Floorplan



Planning

The local planning authority is the London Borough of Islington. The property is not Listed.

Technical Information

A Dropbox containing all supporting technical information in relation to the sale is available to interested parties upon request.

AML

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

EPC

Flat A – D64

Flat B – D 62

Shop - B 39

VAT

The property is not elected for VAT.

Capital Allowances

There are no capital allowances available.

The Opportunity

Offers are invited in excess of **£780,000** for the Freehold interest, reflecting a **Net Initial Yield of 7.37%**, assuming standard purchaser's costs and 7.05 % Gross Yield.

Viewing & Further Information

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Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. August 2026