



RETAIL FOR SALE | 1,792 SQ FT
16 CHAPEL MARKET, ISLINGTON, N1 9EZ

**RARELY AVAILABLE CHAPEL
MARKET ISLINGTON FREEHOLD
INVESTMENT INCOME £50,500 PA
WITH A GROSS YIELD OF 7.83%**

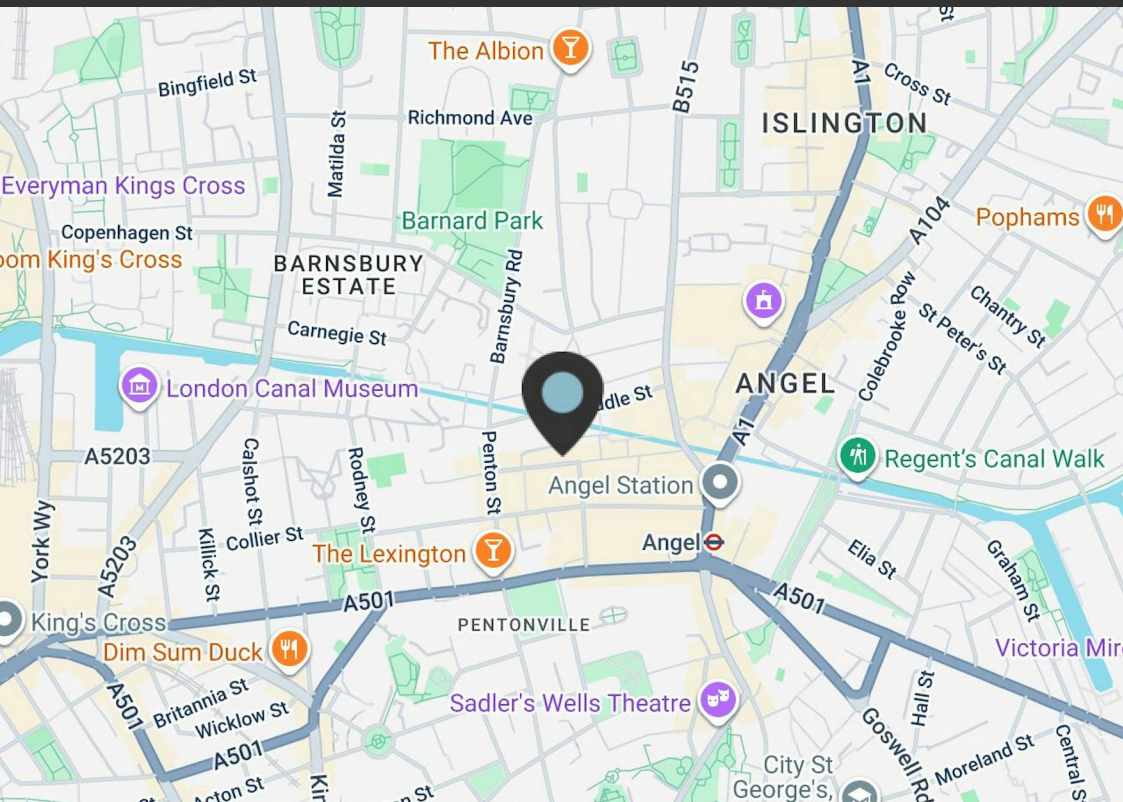
- TOTAL INCOME £50,500 PA - No VAT
- Located on the popular and busy Chapel Market (one of London's last remaining authentic street markets)
- Upper parts sold off on a 999 year long lease with a ground rent of £500 PA
- Ground floor and basement let to Rough Cut Casuals Limited, a well established school uniform provider in occupation.
- Excellent transport links with Angel Tube Station (Northern Line) 400m away and Kings Cross St Pancras Station 1km
- Subject to a 25 year lease to Rough Cut Casuals Limited granted January 2016.



DESCRIPTION

16 Chapel Market is Grade II listed freehold property arranged over 5 floors with a well established school uniform retailer occupying the commercial element and a collection of residential apartments above. The residential element has been sold off on a 999 year long lease and benefits from a £500 PA ground rent payable to the freehold.

The commercial element is let to Rough Cut Casuals Limited (formally known as Young Folk) a well established school uniform retailer who have been in occupation since 1976 with the current company incorporated in 2002. The retail element is let on a 25 year lease granted 2016 with a passing rent of £50,000. No tenant breaks for the remainder of the lease and five yearly Rent Reviews with the January 2026 review agreed at £50,000 pa.



LOCATION

Chapel Market is a well-established and highly regarded location situated in the heart of Islington, within the London Borough of Islington (N1). The area is characterised by its vibrant streetscape, historic market, and proximity to a wide range of amenities and transport connections, making it one of North London's most attractive mixed-use environments.

The property benefits from an excellent central position, located a short distance from Upper Street, which comprises a diverse mix of independent retailers, national operators, restaurants, cafés, and public houses and a mix of high value residential.

The location also benefits from a strong local catchment, with a dense residential population and a significant daytime workforce. The nearby Angel Central Shopping Centre enhances the area's retail offering, while Regent's Canal and Barnard Park provide valuable green and recreational spaces.

Chapel Market retains a distinctive character as one of London's few remaining traditional street markets, trading six days a week and contributing significantly to the area's appeal and footfall.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,227	113.99	Available
Basement	565	52.49	Available

PRICE

£645,000

RATES & CHARGES

Service charge: N/A

TERMS

Freehold subject to a 25 year lease to Rough Cut Casuals Limited granted January 2016. Lease available on request. No breaks and five yearly Rent Reviews agreed at £50,000 as from January 2026.

INVESTMENT SUMMARY

Total Income: £50,500 per annum as from January 2026.

Gross Initial Yield: 7.83 % on a guide price of £645,000 (Plus VAT)

WAULT: 16 years 3 months

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 05/11/2025

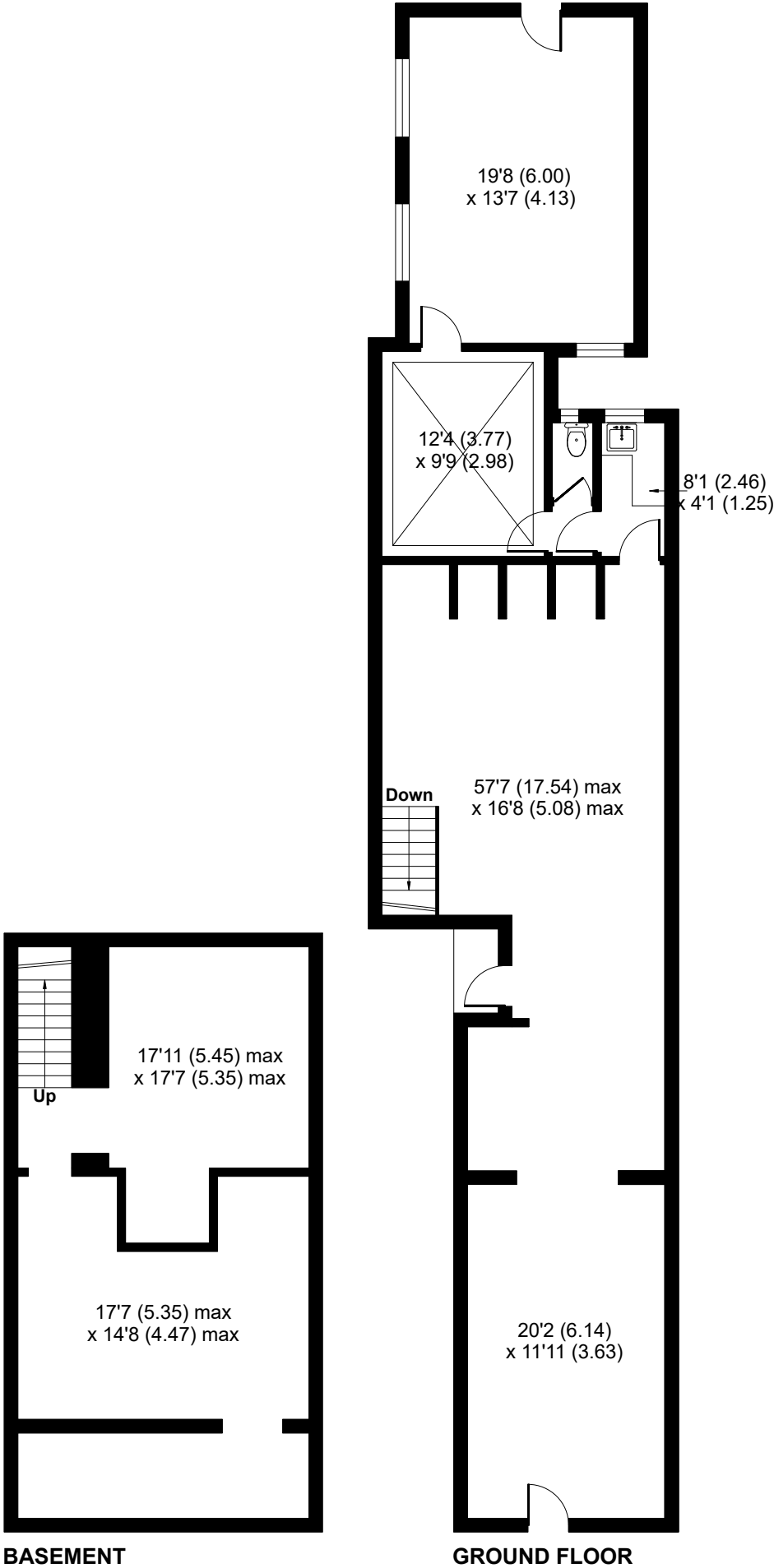
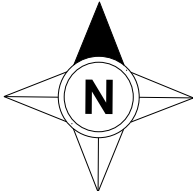


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Chapel Market, Islington, London, N1

Net Internal Area = 1712 sq ft / 159 sq m

For identification only - Not to scale



BASEMENT

GROUND FLOOR