



16 CHAPEL MARKET, ISLINGTON, N1 9EZ

Retail Freehold Investment for Sale

1,712 sq ft // 159 sq m

£660,000

SUMMARY

- Rarely available - Chapel Market, Islington
- Freehold investment
- No VAT payable
- Income £45,500 pa fixed until a rent review in January 2031 with a gross yield of 6.9%
- 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, on a 25-year lease, no breaks.
- Long established tenant
- Excellent transport links with Angel Tube Station (Northern Line) 400m away and Kings Cross St Pancras Station 1km.
- Commercial NIA: 1,712 sq ft // 159 sq m
- EPC : B

INVESTMENT SUMMARY

Total Income: £45,500 per annum as from January 2026 until January 2031

Gross Initial Yield: 6.90 % on a guide price of £660,000 (No VAT)

WAULT: 6 years 3 months

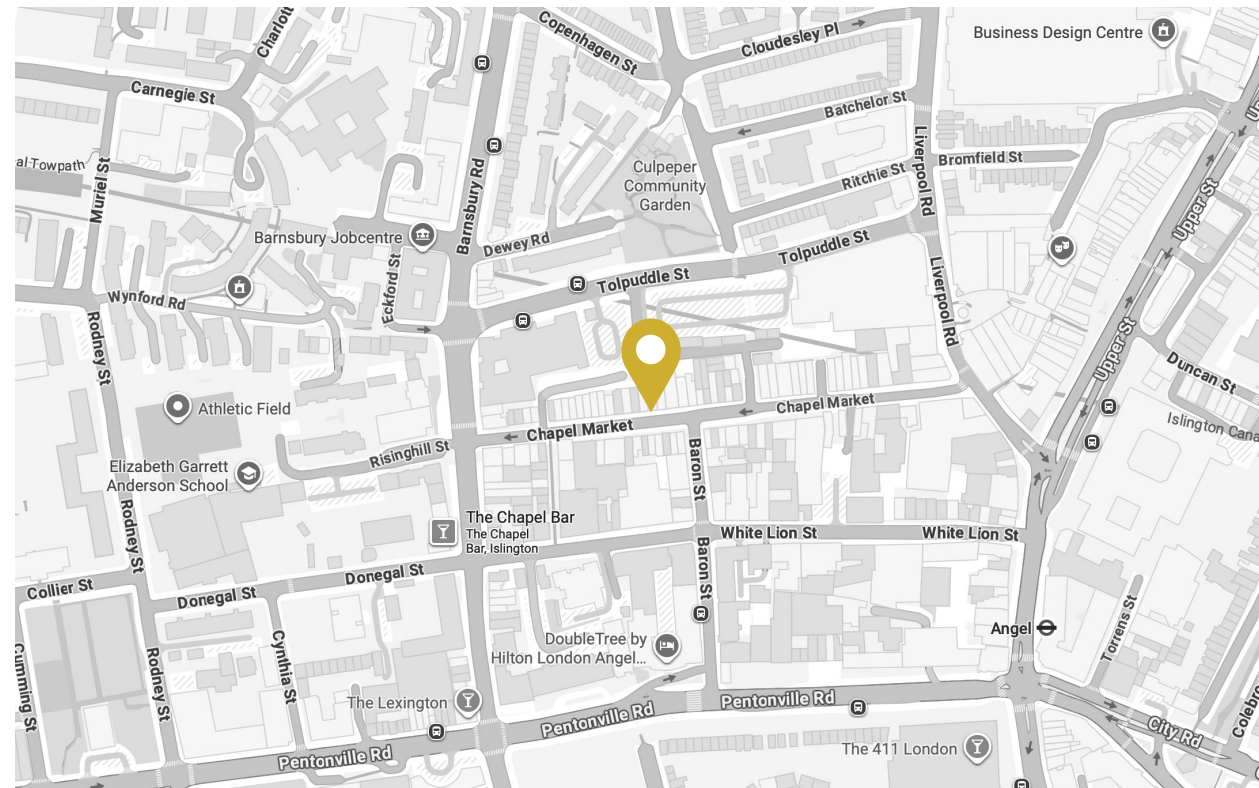


LOCATION

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.



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 £45,000. No tenant breaks for the remainder of the lease the next Rent Review in January 2031.

	Sq m	Sq ft
Ground Floor	113.99	1,227
Basement	52.49	565





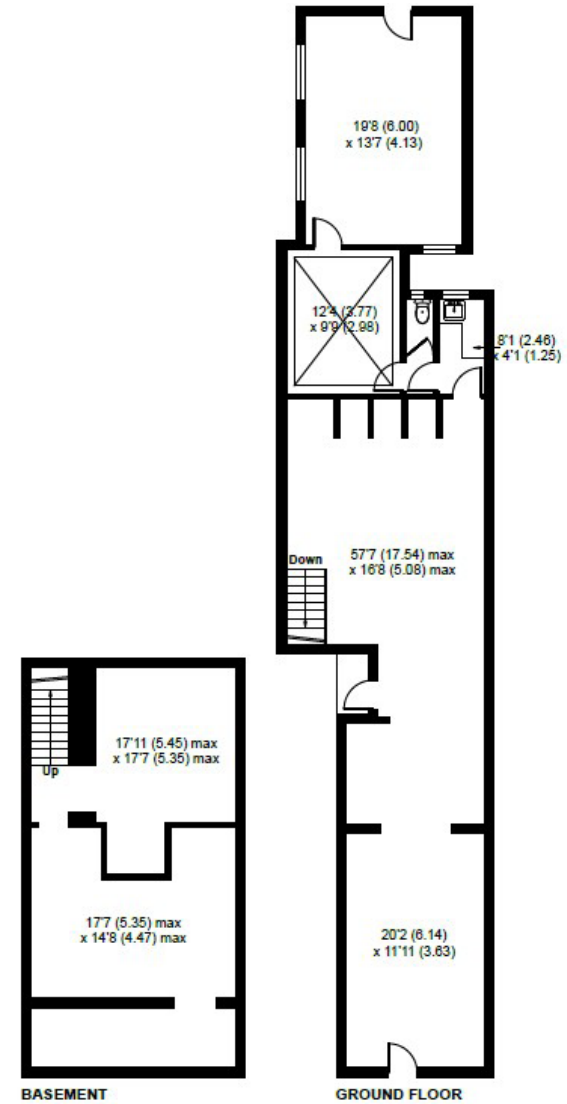
FLOOR PLANS

N.I.A.

1,712 sq ft // 159 sq m

Total 1,712 sq ft // 159 sq m

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimension, shapes and compass bearings before making any decision that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. this floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.



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