



Chapel Market, Angel, London, N1 9EW

****SHOP AND UPPERS TO LEASE****

This rare to market investment opportunity offers a thriving commercial space on the ground floor and a five bedroom residential property above, brilliantly located on Chapel Market in the heart of Islington just minutes from Angel Underground Station. With a combined area of 2,351sq.ft. (1,203sq.ft commercial + 1,146sq.ft residential), this property caters to both commercial and residential investors seeking high-demand assets in a sought-after London location.

On the ground floor, you'll find Sakusei, an establishment restaurant specialising in Japanese and Korean cuisine, providing a delightful atmosphere for its customers. The kitchen is well-equipped, ensuring efficiency in serving delightful dishes. The restaurant also includes convenient restroom facilities. Stepping down to the lower ground floor reveals an additional feature, a spacious cellar, ideal for storage or expansion possibilities.

Above the commercial unit you have a split level property, which offers a self-contained studio along with 4 spacious bedrooms and 2 bathrooms which is fully HMO licensed. The residential unit is achieving £62,400 per year in rental income, which covers the rent for the whole building + extra profit.

This area offers convenient access to all types of amenities, is within easy reach of central London, and situated only a few minutes walk from Angel Station (Zone 1).

£4,583 Per month

Income from residential HMO above restaurant = £62,400 pa



- SHOP & UPPERS
- RARE TO MARKET INVESTMENT OPPORTUNITY
- FULLY LICENSED HMO ABOVE WITH HIGH RENTAL INCOME
- SOUGHT AFTER ZONE 1 LOCATION
- LEASE FOR SALE WITH 7 YEARS REMAINING (option to extend)
- OVER 2300 SQ.FT
- EARLY VIEWINGS ADVISED
- COMMERCIAL AND RESIDENTIAL SPACE



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	