



## Restaurants in N8

Crouch Hill, London, London, N8 9DY

**£1,650,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Freehold mixed-use investment
- ✓ Established café tenant occupying ground floor and basement
- ✓ Strong diversified income stream
- ✓ Total passing rent of £111,244 per annum
- ✓ Residential rents currently below market value

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via auction - fees, terms and conditions apply.

An outstanding opportunity to acquire a fully income-producing freehold mixed-use investment in the heart of the highly sought-after Crouch End/Stroud Green area.

The property comprises a well-established, fully licensed bistro/restaurant occupying the ground floor, together with a spacious basement providing excellent storage and attractive outdoor seating.

Restaurant lease commenced in February 2012 for 20 yrs, every four (4) yrs review, current annual rent £43,000.00/yr paid quarterly in advanced.

Residential above is classified as an HMO fully licensed for six (6) persons comprising of 2-1 bed flats and 2 studio flats. Rented to private tenants generating £68,244/yr

The residential rents are currently below market value, presenting an excellent opportunity for future rental growth and enhanced returns.

Income Summary:

Commercial Income: £43,000 per annum.

Residential Income: £68,244 per annum

Total Income: £111.244 per annum.

A rare investment opportunity offering a strong, immediate income stream with significant scope for future rental growth.

Early enquiries are highly recommended.

EPC rating: D.

Ideally positioned within a thriving North London location, the property benefits from excellent transport links, strong tenant demand, and a vibrant mix of independent cafés, restaurants, and local amenities.

A rare opportunity to acquire a substantial mixed-use investment offering immediate income and future asset management potential.

Please note we have not inspected this property.

Price: Starting Bid £1,650,000

Property Type: Restaurants

Business Type: Residential Investments

Parking: None

## Location

Located in the heart of the highly sought-after Crouch End/Stroud Green area. Positioned within a thriving North London location, the property benefits from excellent transport links, strong tenant demand, and a vibrant mix of independent cafés, restaurants, and local amenities.

## Accommodation

The property comprises a well-established, fully licensed bistro/restaurant occupying the ground floor, together with a spacious basement providing excellent storage and attractive outdoor seating. Restaurant lease commenced in February 2012 for 20 yrs, every four (4) yrs review, current annual rent £43,000.00/yr paid quarterly in advanced. Residential above is classified as an HMO fully licensed for six (6) persons comprising of 2-1bed flats and 2 studio flats. Rented to private tenants generating £68,244/yr

## Tenure

Freehold, title number NGL298041

## EPC

Commercial - rating B  
Flats 1 - 4 - all rating D

## Rateable Value

Current rateable value (1 April 2026 to present) £34,750  
This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

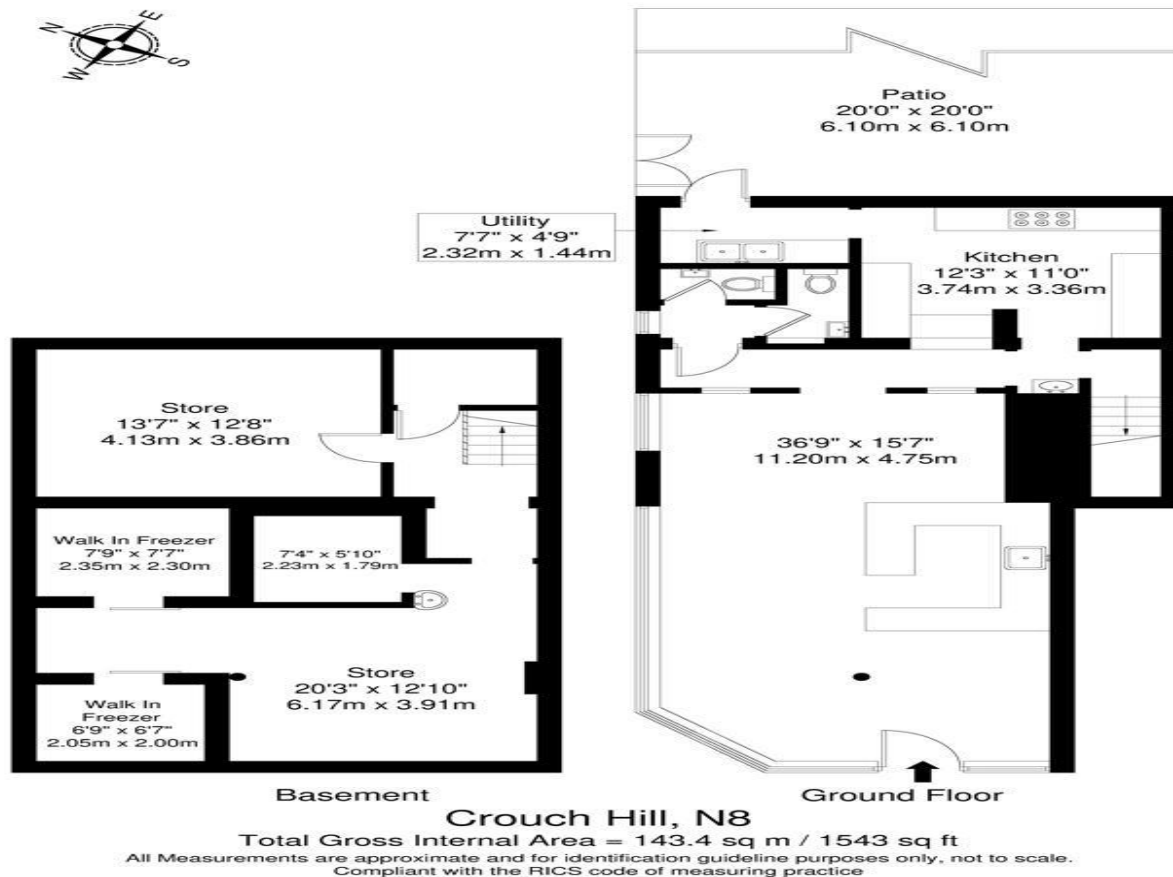
Sourced from VOA

## Council Tax

Band E

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Crouch Hill, London, London, N8 9DY

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
 commercial@pattinson.co.uk, www.pattinson.co.uk**

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