



Retail in N1

Newington Green Road, London, London,
N1 4RA

£165,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Rare freehold investment
- ✓ Self-contained retail unit producing £12,000 p.a.
- ✓ Strong transport links via Canonbury Overground
- ✓ Prime Newington Green / Canonbury location

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.

Positioned in the heart of Newington Green, this rare freehold investment is within one of North London's most desirable village-style neighbourhoods.

The property comprises a self-contained retail unit arranged over ground and lower ground floors, currently producing £12,000 per annum.

Situated in the heart of Newington Green, the location is a proven draw for tenants and customers alike. The area is celebrated for its vibrant mix of independent cafés, restaurants, and local operators, including Perilla, Jolene, Meadow, The Cellars, and Trangallan. Excellent transport connections further underpin the investment, with Canonbury Overground station close by, providing swift access to Highbury, Shoreditch, and the City.

This is a stand-out freehold opportunity in a location with enduring demand, combining character, flexibility, and reliable income in equal measure.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

Please note we have not inspected this property.

Price: Starting Bid £165,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: On Street

Location

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Accommodation

The property comprises a self-contained retail unit arranged over ground and lower ground floors, currently producing £12,000 per annum.

EPC

Rating E

Tenure

Freehold, title number 345294. The sale will include the freehold of the full building, subject to long leasehold titles for the flats above.

Rateable Value

Current rateable value (1 April 2026 to present) £9,600

Sourced from VOA.

Linked sale

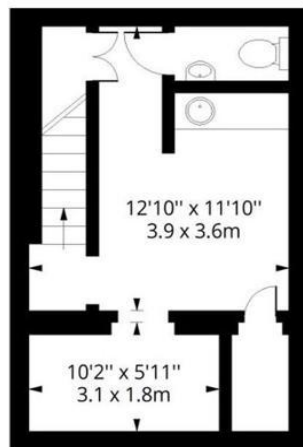
We are also offering for sale the residential apartment 129B Newington Green Road, please enquire if you wish to purchase both.

Additional Information

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

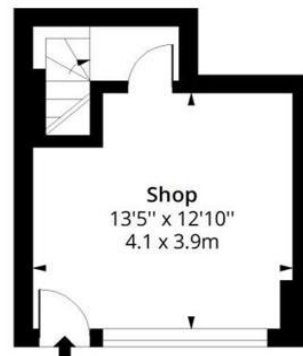
Newington Green Road, N1

Approx. Gross Internal Area 486 Sq Ft - 45.15 Sq M



Basement

Floor Area 288 Sq Ft - 26.76 Sq M



Ground Floor

Floor Area 198 Sq Ft - 18.39 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 11/10/2025

Newington Green Road, London, London, N1 4RA

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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