

CALIBRE ACQUIRE

INVESTOR BROCHURE

FREEHOLD · MIXED-USE · RETAIL & RESIDENTIAL

479 Hornsey Road

LONDON N19

SHOP & 4 APARTMENTS

FREEHOLD

479 Hornsey Road

London N19 · Freehold

479 Hornsey Road is a freehold terrace building on a retail parade on Hornsey Road, N19. The building is arranged over basement, ground and upper floors and comprises five lettable units: a ground and basement retail unit, a split-level one-bedroom flat with its own small garden, and three self-contained two-bedroom flats.

The retail unit is let privately to a commercial tenant. The four residential units are let to the London Borough of Haringey under a guaranteed rent scheme, under which income is fixed and is not affected by void periods.

The council agreements on the residential units have reached the end of their term. They can be renewed on the same guaranteed basis, or the flats can be re-let on the open market, typically at a premium to the current guaranteed rent.

BACKGROUND

The building has been held by the same ownership for twenty years. It is being brought to market as the owners move into retirement.

UNIT	USE	SIZE	TENANT	RENT P.A.
Shop	Retail + basement store	49.9 sq m / 536.8 sq ft	Commercial tenant 5-year lease from Jan 2023	£15,000
Flat 1	1-bed, split-level, with garden	54.8 sq m / 590.3 sq ft	LB Haringey Guaranteed rent scheme	£16,500
Flat 2	2-bed	50.3 sq m / 541.9 sq ft*	LB Haringey Guaranteed rent scheme	£19,500
Flat 3	2-bed	50.3 sq m / 541.9 sq ft*	LB Haringey Guaranteed rent scheme	£19,500
Flat 4	2-bed	50.3 sq m / 541.9 sq ft	LB Haringey Guaranteed rent scheme	£19,500

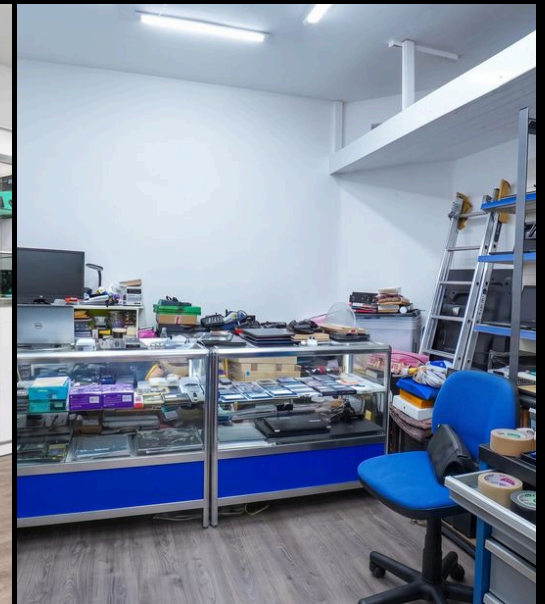
Total current income £90,000

*Flats 2 and 3 are identical to Flat 4; a single representative floor plan is provided on page 6.



RESIDENTIAL

COMMERCIAL



ASKING PRICE

Offers in the region of £1,300,000

CURRENT GROSS YIELD

6.9%

INCOME & YIELD

SCENARIO	BASIS	TOTAL INCOME P.A.	GROSS YIELD
Current	Guaranteed rent scheme (as let)	£90,000	6.9%
+20% residential uplift	Re-let residential at market rate	£105,000	8.0%
+30% residential uplift	Re-let with light upgrading	£112,500	8.6%

VALUATION		FINANCE EXAMPLE — SPV, 70% LTV, INTEREST-ONLY AT 6.5%		
SCENARIO		SCENARIO	CASHFLOW P.M.	CASH-ON-CASH
Independent valuation range	£1,600,000 – £1,700,000	Current	£2,571	7.4%
Discount to valuation at asking price	19% – 24%	+20% uplift	£3,821	11.0%
Stamp duty treatment	Mixed-use (non-residential) rates	+30% uplift	£4,446	12.8%

FINANCE ASSUMPTIONS

Deposit £390,000 (30%). Total cash invested including 2% buyer's fee: £416,000. Figures are illustrative and do not constitute financial advice.

N19 / Holloway

LOCATION CONTEXT

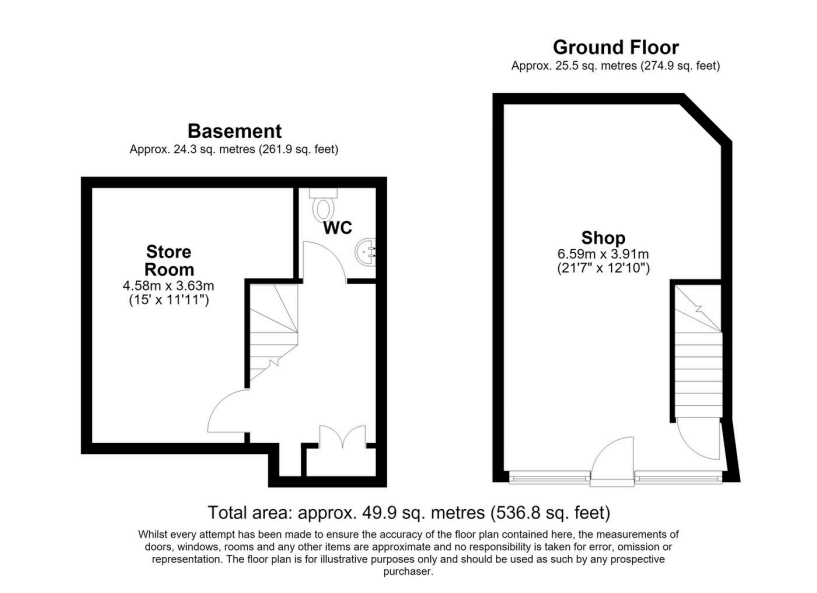
The property sits on a main road retail parade in N19, with higher footfall than the surrounding side streets. Neighbouring units on the parade are in mixed retail and personal-service use.

The borough is served by a mix of London Overground, London Underground and National Rail connections within short walking distance, set out opposite.

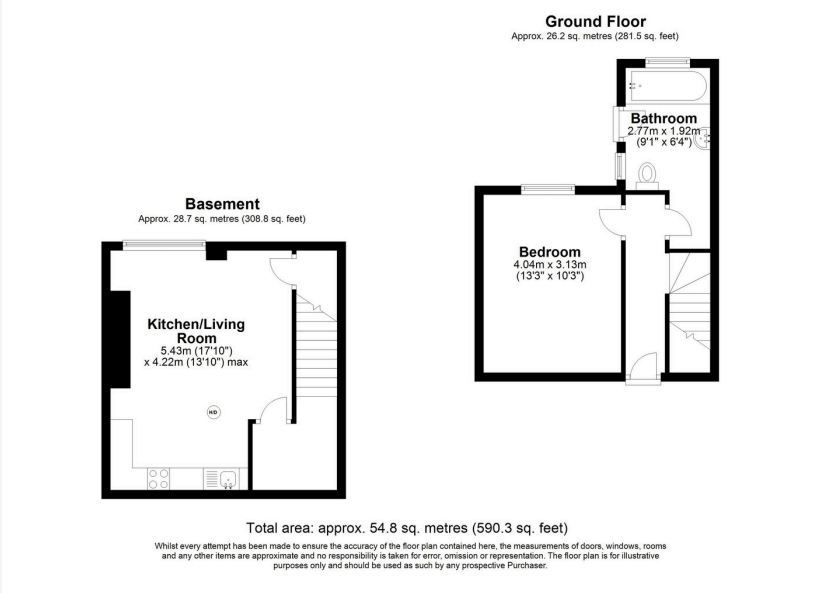
TRANSPORT

Upper Holloway	London Overground (Suffragette line), Zone 2 · approx. 8–9 min walk
Archway	Northern line, Zone 2/3 · short walk from Upper Holloway
Finsbury Park	Piccadilly & Victoria lines, National Rail, Zone 2

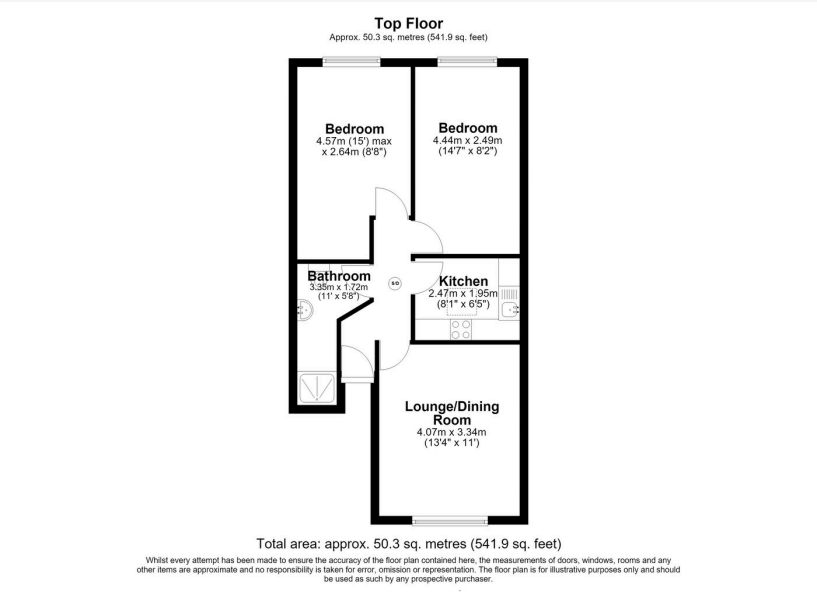
SHOP — GROUND & BASEMENT



FLAT 1 — BASEMENT & GROUND



FLAT 4 — TOP FLOOR (REPRESENTATIVE OF FLATS 2 & 3)



Flats 2 and 3 are identical in layout to Flat 4.
Individual plans available on request.

Next Steps

CONTACT & VIEWINGS

01

All viewings are by appointment only, arranged directly through Calibre Acquire.

02

For further information, financial detail, or to arrange a viewing, contact our office using the details below.

03

All enquiries relating to this property should be directed to Calibre Acquire in the first instance.

0207 183 1060

calibreacquire.co.uk

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