



WOODBERRY DOWN

999 YEAR VIRTUAL FREEHOLD RETAIL CONVENIENCE STORE INVESTMENT

UNIT: GROUND FLOOR UNIT B,
WOODBERRY GROVE, LONDON N4 2BA





WOODBERRY DOWN

Woodberry Down is in the heart of North London within the London Borough of Hackney, moments from Finsbury Park and Manor House. The development is uniquely positioned alongside the East and West Reservoirs, bounded by Seven Sisters Road to the south and surrounded by 42 acres of open water and parkland.

Once a post-war housing estate, Woodberry Down has been transformed into a 64-acre, award-winning mixed-use regeneration scheme delivering more than 5,500 new homes alongside retail, leisure and community uses. The project is being delivered in partnership between Berkeley Homes, Hackney Council, Notting Hill Genesis and the Woodberry Down Community Organisation.





WOODBERRY DOWN

INVESTMENT SUMMARY

A unique investment opportunity, within an award-winning development
for sustainable regeneration and design, earning multiple awards

- 999 year virtual freehold convenience store investment at a peppercorn ground rent in Woodberry Down, Zone 2 North London.
- Let to East Shack Limited trading as YoHome Oriental lifestyle on a 10 year lease from 17 February 2023, expiring 16 February 2033.
- No breaks, providing approximately 7 years term certain to expiry (as at Q1 2026).
- Modern ground floor unit extending to 1,775 sq ft (165 sq m).
- Passing rent of £50,000 per annum, equating to £28.17 per sq ft.
- Open market rent review on 17 February 2028, offering clear reversionary potential.
- Prominent position opposite Tesco, Sainsbury's, The Gym Group and Anytime Fitness, driving strong daily convenience footfall.



Nearby tenants include:



Offers in excess of £585,000 are sought for the long leasehold interest
Reflecting a net initial yield of 8.00% after purchasers' costs of 6.80%
and a low capital value of approximately £330 per sq ft.



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WOODBERRY DOWN AND SURROUNDING AREA

Woodberry Down offers a vibrant mix of amenities and public spaces, including cafés, restaurants, fitness studios, a Sainsbury's Local, community facilities and access to the Woodberry Wetlands nature reserve.

The development has become a thriving and inclusive community recognised for its sustainable design and placemaking excellence, with a range of new residential buildings, landscaped squares and active ground-floor frontages that bring life to the neighbourhood.

Setting

Established Zone 2 London neighbourhood within the London Borough of Hackney, close to Manor House and Finsbury Park.

Local population

Within 0.5 miles of the property there is a catchment of approximately 24,900 people with an estimated annual spend potential of £99.4 million.

Existing provision

Existing local provision is focused on everyday convenience, health and fitness and local services, with Tesco, More Yoga, Sainsbury's, The Gym Group, Level Out, Anytime Fitness and other retailers already trading strongly on the estate.

Opportunity

Only a limited number of food and beverage units currently serve the immediate area, highlighting constrained supply and depth of demand for well-run convenience and grocery offers.

New homes

Further residential phases are planned which will continue to grow the local population and associated spend potential.





WOODBERRY DOWN

LOCATION

This vibrant neighborhood benefits from unparalleled connectivity.

- Manor House Underground station (Piccadilly Line) is a short walk from the property, providing direct services to King's Cross, the West End and Heathrow.
- Finsbury Park station is one stop away, offering Victoria Line and National Rail services to the City, West End and wider South East.
- The property occupies a highly visible position in Woodberry Grove, close to the junction with Seven Sisters Road and on the main pedestrianised walkway through the development.



Offers in excess of £585,000 are sought for the long leasehold interest
Reflecting a net initial yield of 8.00% after purchasers' costs of 6.80%
and a low capital value of approximately £330 per sq ft.

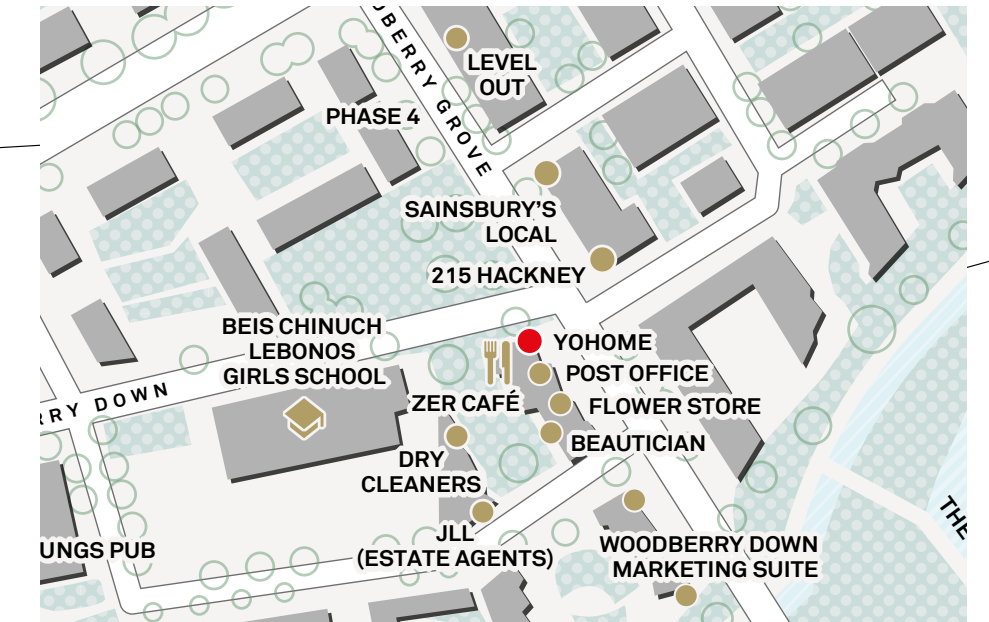
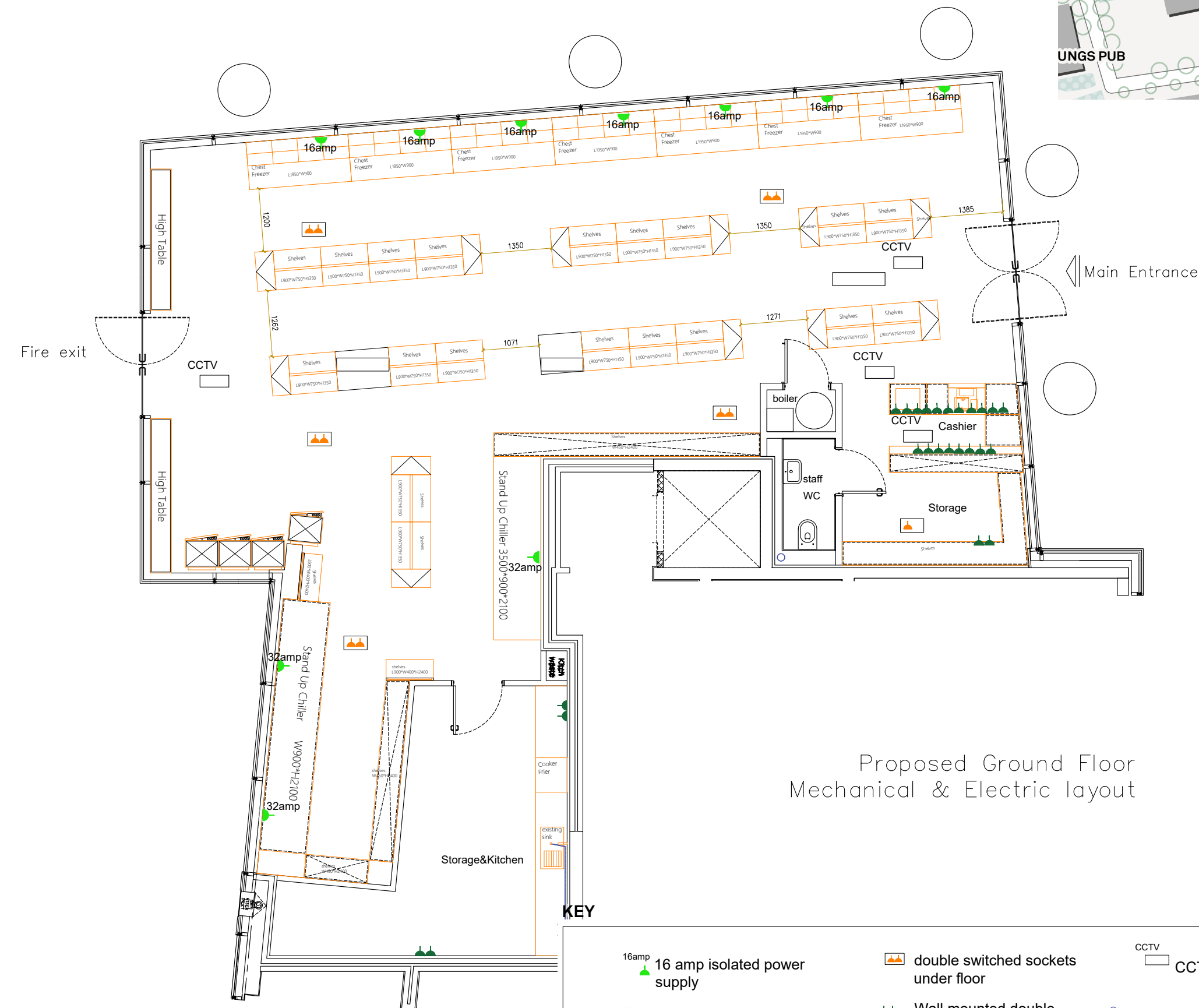




WOODBERRY DOWN



GOODCHILD ROAD



WOODBERRY GROVE

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CONTACT

Unit B1, KSS1 is held freehold under title numbers: AGL341091 The proposed leasehold will be a new 999 year lease at a peppercorn rent. Detail in relation to any applicable Section 5 notices will be available within the online data room.

Planning

Woodberry Down is located within the London Borough of Hackney. The property is not listed nor is it located within a conservation area. Detail of the Planning Consent for the Woodberry Down development are provided in the online data room.

Energy Performance Certificate (EPC)

The unit has an Energy Performance Certificate, a copy of which are provided in the online data room.

Data Room

Access to the online data room can be provided upon request.

Tax

The property is elected for VAT and will be treated as a Transfer of Going Concern (TOGC).

Contacts

For further information or to arrange an inspection of Woodberry Down, which must be undertaken strictly by appointment only, please contact:

**Berkeley Homes,
Dominic Sergeant,
dominic.sergeant@berkeleygroup.co.uk**

**CF Commercial
craig@cfcommercial.co.uk**



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**RENT
£50,000 per annum**

**PRICE
£585,000**

**NIY
8%**

**£ PER SQ FT
330**

**TERM CERTAIN
7 years**