



15-15A EMPIRE PARADE, EDMONTON

LONDON, N18 1AA

RETAIL & RESIDENTIAL INVESTMENT
ON A BUSY PARADE WITH
DEVELOPMENT POTENTIAL STPP

FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

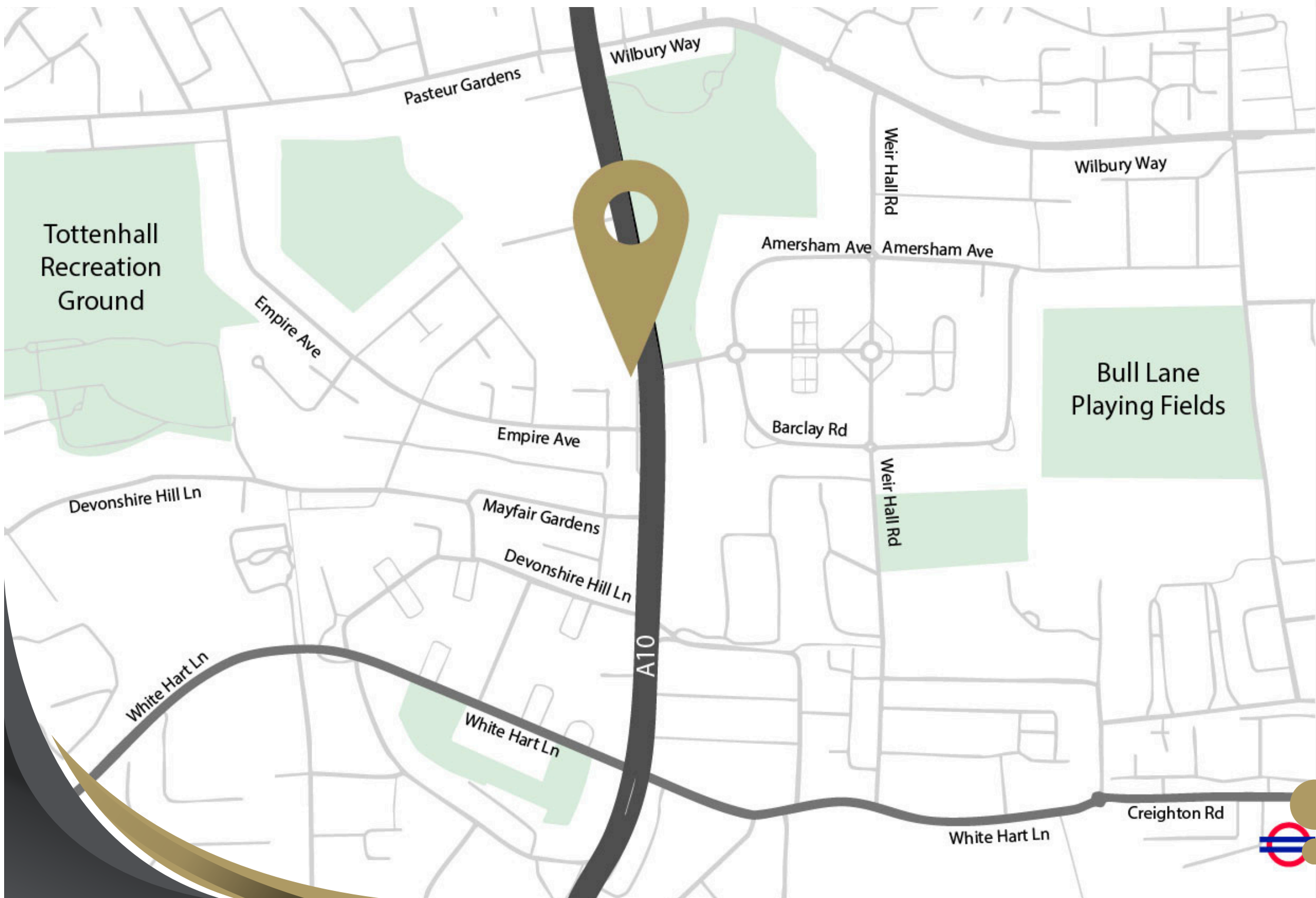
- Income producing freehold mixed-use end of terrace buildings for sale on a busy parade.
- The properties comprise two ground floor units with four self-contained residential flats extending to 2,929 sqft.
- The total current income is £97,690pa, with £24,000pa attributed to commercial leases on 10-year terms from 2018, and the residential units producing £73,680pa on ASTs.
- Further development potential to the rear, in line with some of the neighbouring buildings.
- Offers in excess of £1,400,000 (stc).



LOCATION

The property is situated on the west side of Great Cambridge Road (A10) and set back onto a popular neighbourhood shopping parade in a predominantly residential area.

The property has excellent road links to Central London via A10, the main arterial route though north London to Central London. Rail connectivity is not the strongest with the closest stations being White Hart Lane and Silver Street (Overground). Both being approximately 20 minutes walk away.



CONNECTIVITY

BY FOOT



White Hart Lane Station	25 min
Silver Street Station	26 min

BY ROAD



White Hart Lane Station	7 min
Silver Street Station	9 min

BY RAIL



White Hart Lane Station	17 min
Silver Street Station	12 min

An aerial photograph of a residential and commercial area in London. A white outline highlights a specific building, a three-story red brick structure with a flat roof and a blue-painted ground floor. The building is situated on a street corner, with a 'BUS STOP' marked on the pavement. To the left of the highlighted building is a row of shops, including 'HARVEY NORMAN' and 'HARVEY NORMAN'. To the right is a large, open green space with some trees and a fence. The surrounding area consists of various residential buildings, including terraced houses and larger houses, and a mix of commercial and industrial structures. The image is taken from a high angle, providing a clear view of the street layout and the surrounding environment.

The property benefits from dual access at the front and rear, allowing for separate entrances and flexible development schemes. Interested parties are advised to conduct their own due diligence.

TENURE

Freehold Title Number: MX31270

PROPOSAL

Offers in excess of £1,400,000 (stc)

LEGAL COSTS

Each party is to bear their own legal costs

VAT

The property is not elected for VAT

EPC

Available upon request

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful standard purchasers will be required to satisfy the Vendor on the source of funds for this acquisition

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2025

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:

● ● **Tino Antoniou**
07943 744 534
Tino@rib.co.uk

● ● **Charlie Boyce**
07990 045 479
Charles.b@rib.co.uk

● ● **Damien Field**
07956 125 543
Damien@rib.co.uk

R I B

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