

FOR SALE

FREEHOLD VACANT COMMERCIAL PROPERTY

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Commercial Property. Expertly Done



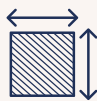
383-385 Liverpool Rd, Highbury & Islington London N1 1NP

Price £825,000



Property Type

OFFICE



Size

2,669 SQFT



Tenure

FREEHOLD



Area

ISLINGTON



EPC

E



Existing Use

CLASS E

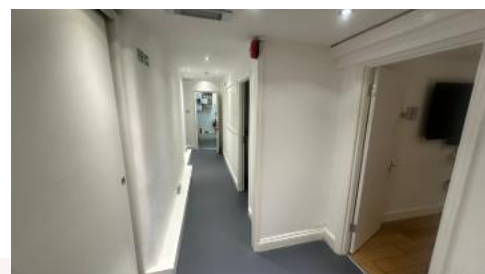
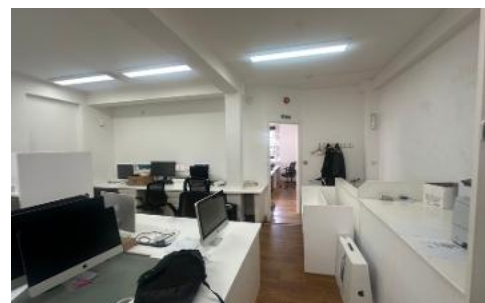
Contact Us



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Additional Info:
VAT Applicable - Yes



Additional Information

A rare opportunity to acquire a prominent corner freehold commercial building in excellent condition, just five minutes walk from Highbury & Islington Station (Victoria Line & Overground). The property extends to approximately 2,669 sq ft across ground floor and full-height basement, providing flexible Class E accommodation within an affluent and established North London location.

Strong Owner-Occupier Opportunity. Ideal for businesses seeking brand presence in a prime N1 location, including:

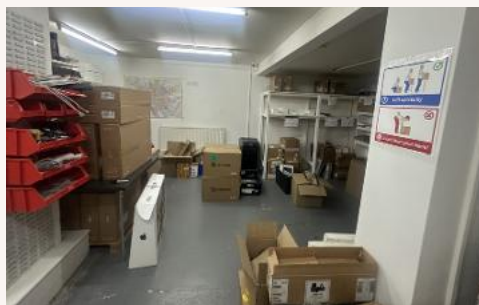
- Medical and aesthetic clinics
- Dental and private healthcare operators
- Wellness and therapy practices
- Education and tutoring providers
- Professional services including legal, finance and consultancy firms
- Retail occupiers such as specialist convenience, lifestyle brands, beauty, fitness or showroom concepts
- Creative studios

The building also offers clear investor appeal through:

- Freehold ownership
- £12,500 per annum existing O2 mast income
- Three sold-off flats held on long leases, generating £450 per annum ground rent (£150 per flat).
- Estimated rental value: £75,000 per annum

Key Features

- Prominent corner position with strong visibility along Liverpool Road
- Open-plan ground floor with separate front reception, allowing subdivision into consulting or treatment rooms
- Full-height basement with independent side access and internal connection. Existing stud walls can be removed to create flexible open-plan accommodation, suitable for consulting and treatment rooms, meeting rooms, studios, storage or operational support.
- Very good internal condition, reducing initial capital expenditure and enabling early occupation or letting



Existing Floorplans

Liverpool Road, London, N1

Approximate Area = 2669 sq ft / 247.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Whozoo LTD. REF: 1331710

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