

Lot 21, 83 Chapel Market, Islington, London,

N1 9EX

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Freehold High Street Retail and Residential Investment

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Property Information

Freehold High Street Retail and Residential Investment

- Comprises retail unit and self contained flat on the upper floors
- Entirely let to tenant trading as Angel Floors
- Imminent asset management opportunities
- Total approximate floor area of. 171.87 sq m (1,849 sq ft)
- Busy and Affluent Islington Location
- Situated within Chapel Market, approximately 300 metres from Angel Underground Station
- Close to Angel Central Shopping Centre, with occupiers including Uniqlo, H&M, Mango and Hotel Chocolat
- Nearby occupiers include M&S, Iceland, Subway, McDonald's, Greggs & Sports Direct
- VAT free investment

Lot
21

Auction
29th October 2026

Rent
£45,000 per Annum Exclusive

Status
Available

Sector
High Street Retail, Residential

Auction Venue
Live Streamed Auction

Location

Miles	0.75 miles east of King's Cross, 1 mile north west of The City
Roads	A501, A1, A406, M1
Rail	Angel Underground Station - Northern Line (Zone 1)
Air	London City, London Heathrow, London Stansted and London Gatwick Airport

Situation

Islington is a highly fashionable and popular London location. The property is prominently situated on the south side of the busy Chapel Market, a well-established retail and leisure destination hosting the well known street market 6 days a week and approximately 300 metres from Angel Underground Station (Northern Line). Angel Central Shopping Centre is also nearby (200 metres) and is home to occupiers including Uniqlo, H&M, Mango and Hotel Chocolat. Nearby occupiers on Chapel Market include M&S, Iceland, Subway, McDonald's, Greggs & Sports Direct.

Tenure

Freehold.

Description

The property comprises a ground floor retail unit with residential accommodation on the first and second floors.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First/Second	Retail Residential	78.87 93.00	(848) (1,001)	INDIVIDUALS t/a Angel Floors	A term of years until 24/12/2026 (1)	£45,000
Total		171.87	(1,849)			

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency, the residential floor areas are those published in the EPC.

(1) A reversionary lease has been agreed for a term of 10 years, with no break options and an open market rent review at year 5 at a commencement rent of £50,000 per annum and will be granted outside of the security of tenure provisions of the Landlord and Tenant Act 1954

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2026