Lot 5, YoHome Convenience Store, Unit B Woodberry Grove, Woodberry Down, London, N4 2BA

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Property Information

Inner London Convenience Store Investment

- Let to East Shack Limited t/a YoHome Oriental Lifestyle until 2033
- Situated within Major New Woodberry Down Development, comprising over 5,500 New Homes
- Manor House Zone 2 Underground Station Closeby with direct trains to King's Cross/St Pancras in approximately 10 Minutes and Central London in 15 Minutes
- Nearby Occupiers include Sainsbury's Local and Tesco Express, with a Range of Local Retailers, Cafés and Restaurants

Lot
5

Auction
10th December 2026

Rent
£50,000 per Annum Exclusive

Status
Available

Sector
Retail, Supermarket/Convenience

Auction Venue
Live Streamed Auction

Location

Miles	4 miles north of the City of London, 5 miles north of Central London
Roads	A503, A105, A10
Rail	Manor House (Zone 2 Underground - Piccadilly Line, approximately 10 minutes to King's Cross St Pancras and 15 minutes to Central London)
Air	London City Airport, London Heathrow Airport

Situation

Woodberry Down, situated within the London Borough of Hackney, is approximately 4 miles north of the City of London. The area benefits from good road communications, with the A503 providing access west towards Finsbury Park, Holloway and Central London and east towards Tottenham, whilst the A10 provides access south towards the City of London and north towards the M25 Motorway and Hertfordshire. Manor House Underground Station (Zone 2) provides Piccadilly Line services to King's Cross St Pancras in approximately 10 minutes and Central London in approximately 15 minutes.

The property is situated on Woodberry Grove, within the major Woodberry Down regeneration, which will provide over 5,500 new homes on completion (https://www.hackney.gov.uk/planning-and-building/regeneration/woodberry-down).

The attractive and popular Woodberry Wetlands, centred around the East and West Reservoirs, is in the immediately vicinity. Whilst Finsbury Park and Manor House Zone 2 Tube Station are 500 metres to the west of the property. Nearby occupiers include Sainsbury's Local, together with a range of local retailers, cafés and restaurants.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a fixed Peppercorn Rent.

Description

The property comprises a ground floor retail unit currently trading as a convenience store, forming part of a modern purpose-built residential development.

The property benefits from a frontages to Woodberry Grove and Goodchild Road.

VAT

VAT is applicable to this lot.

DISCLAIMER
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EPC

Band E.

Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Supermarket	165	(1,775)	EAST SHACK LTD (CRN 11605114) t/a YoHome Oriental Lifestyle (1)	10 Years from 17/02/2023	£50,000	(16/02/2033)
Total Approximate Floor Area		**165**	**(1,775)**			**£50,000**	

(1) YoHome is an oriental supermarket operator offering a range of Chinese, Japanese, Korean and Southeast Asian groceries, snacks, homeware and personal care products. YoHome operates a number of stores across London (yohome.uk).


YOHOME
ORIENTAL LIFESTYLE


YOHOME
ORIENTAL LIFESTYLE
Diversion


YOHOME

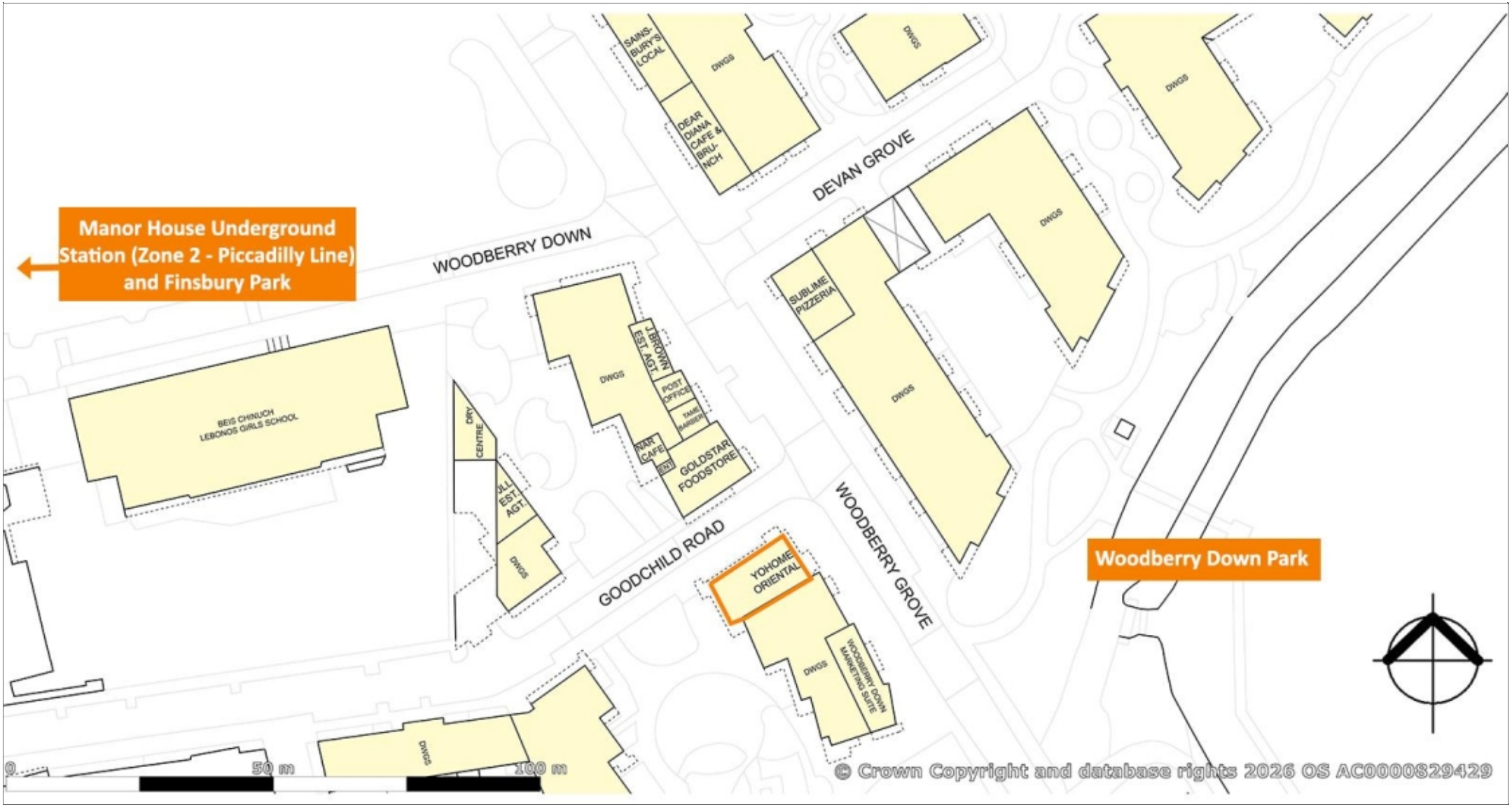


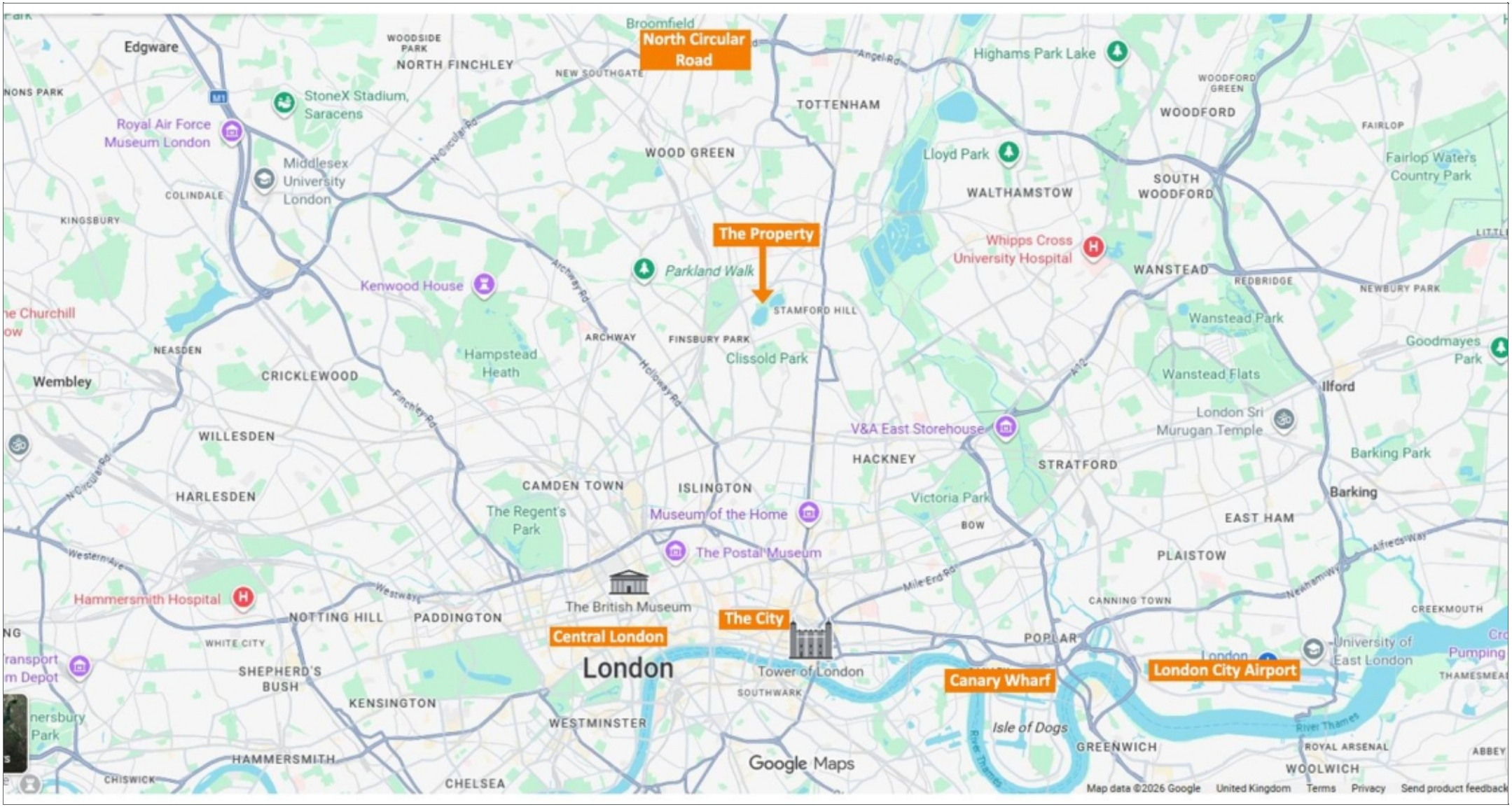

YO HOME
Diversion


YO HOME


YO HOME
Berkeley
LR64 HUV


Clissord Park
Woodberry Down Park
The Property
Seven Sisters Road (A503)
Manor House Underground Station (Zone 2 - Piccadilly Line)
Finsbury Park
Green Lanes (A105)
Google Maps
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Manor House Underground Station (Zone 2 - Piccadilly Line) and Finsbury Park
WOODBERRY DOWN
DEVAN GROVE
GOODCHILD ROAD
WOODBERRY GROVE
Woodberry Down Park
SAINS-BURY'S LOCAL
DEAR DIANA CAFE & BRU-NCH
SUBLIME PIZZERIA
BEIS CHINUCH LEBONOS GIRLS SCHOOL
J BROWN EST AGT
POST OFFICE
GOLDSTAR FOODSTORE
YOHOME ORIENTAL
WOODBERRY DOWN MARKETING SUITE
DWGS
0
50 m
100 m
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North Circular Road
The Property
Edgware
NORTH FINCHLEY
WOODSIDE PARK
NEW SOUTHGATE
Broomfield
Highams Park Lake
WOODFORD GREEN
WOODFORD
FAIRLOP
Fairlop Waters Country Park
TOTTENHAM
WOOD GREEN
Lloyd Park
WALTHAMSTOW
SOUTH WOODFORD
StoneX Stadium, Saracens
Royal Air Force Museum London
Middlesex University London
COLINDALE
KINGSBURY
Whipps Cross University Hospital
WANSTEAD
REDBRIDGE
NEWBURY PARK
Parkland Walk
Kenwood House
STAMFORD HILL
Wanstead Park
Goodmayes Park
ARCHWAY
FINSBURY PARK
Clissold Park
Hampstead Heath
NEASDEN
CRICKLEWOOD
Wembley
Wanstead Flats
Ilford
V&A East Storehouse
London Sri Murugan Temple
HACKNEY
STRATFORD
Barking Park
WILLESDEN
HARLESDEN
CAMDEN TOWN
ISLINGTON
Victoria Park
Barking
The Regent's Park
Museum of the Home
BOW
EAST HAM
The Postal Museum
PLAISTOW
Hammersmith Hospital
The British Museum
NOTTING HILL
PADDINGTON
The City
CANNING TOWN
CREEKMOUTH
Central London
London
POPLAR
WHITE CITY
SHEPHERD'S BUSH
Tower of London
Canary Wharf
London City Airport
University of East London
KENSINGTON
SOUTHWARK
WESTMINSTER
Isle of Dogs
GREENWICH
ROYAL ARSENAL
HAMMERSMITH
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2026