

71-73 Stoke Newington
High Street
Stoke Newington
London
N16 8EL

TO LET By way of new Lease with
vacant possession
September 2024 or
earlier by mutual agreement

£28,000 Per annum

Located on Stoke Newington High
Street (A10) within a mixed use
parade. Within 0.4 miles of Rectory
Road Train Station (Overground)



Stoke Newington



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

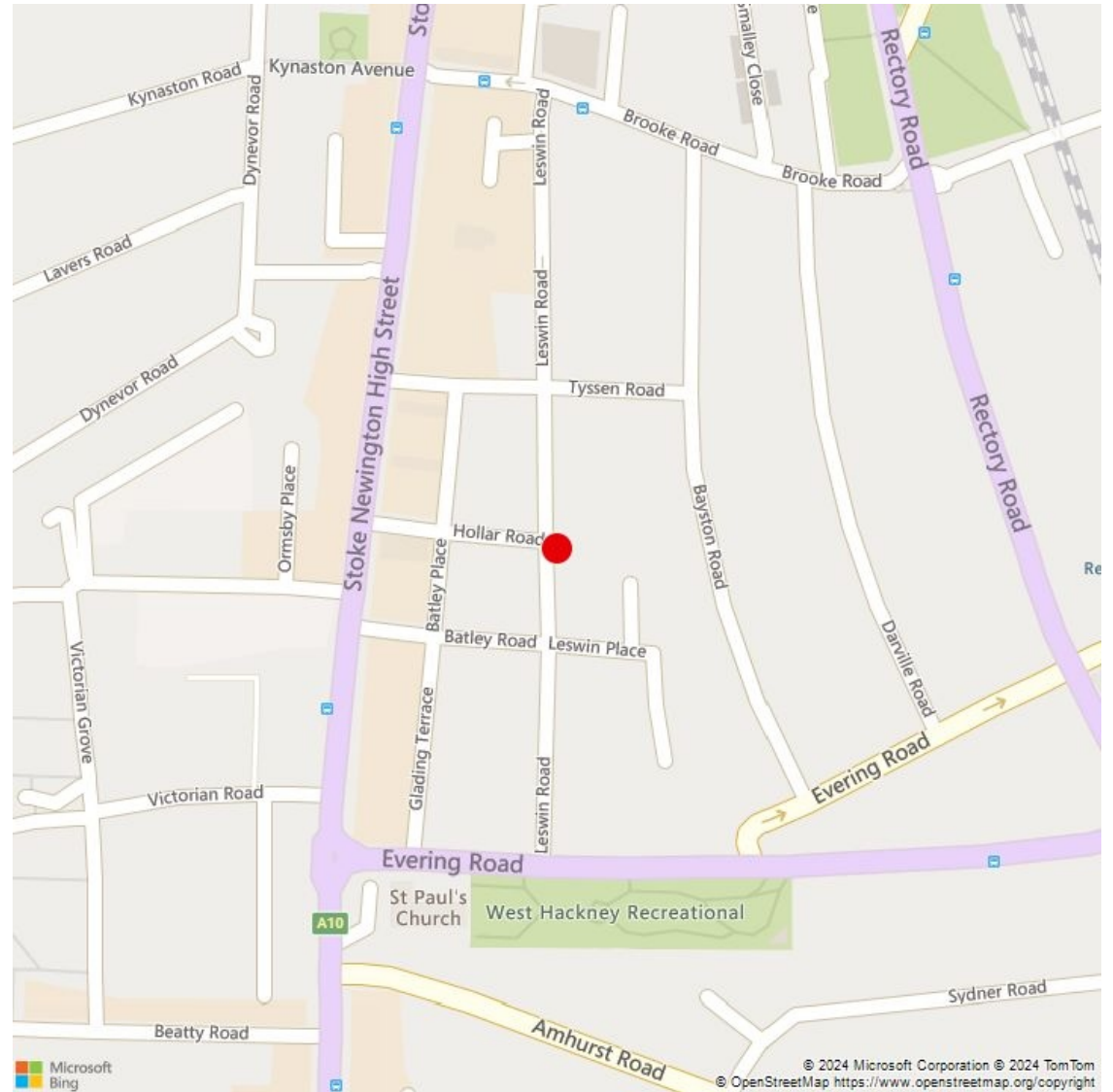
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Ground floor and basement (not head height) premises providing approx. 670 sq. ft. (62.143 sq. m.) plus w.c.



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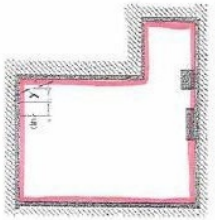
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DRAWING
SCALE: Metric 1 : 100 @ A4
0 5 10 20 30

BASEMENT
18.5 sqm, 199.7sq ft. approx.



GROUND FLOOR
75 sqm, 807.3 sq.ft. approx.



71-73 Stoke Newington High Street,
LONDON N16 8EL



Ground Floor & Base
Covered internal floor area (app.
incl. staircase) 882.8 sqm (9473
sq.ft.) (for identification only - Not to
scale)



Rent

£28,000

EPC

Energy Rating C - Valid Until 2029

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Rateable value - £30,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates.

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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