

189 Stoke Newington High Street
Stoke Newington
London,
N16 0LH

TO LET

Leasehold - By way of
a new FRI Lease,
term to be agreed

£35 Per sq foot

Stoke Newington is a vibrant area. The A10 (Stoke Newington High Street) provides access south to the City of London, as well as to the North Circular Rd. Easy access to Stoke Newington and Stamford Hill 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

The property comprises of an attractive substantial three storey office building in addition to which there is also a basement (storage area).

The property is Grade II Listed (No. 1235537).

The main front entrance is accessed directly off Stoke Newington High Street, however there is also a rear entrance via Wilmer Place, where the private car parking is also accessed, for which there is spaces for at least 5 vehicles.

Garden to rear.

The current use of the property is offices (B1 Use Class).

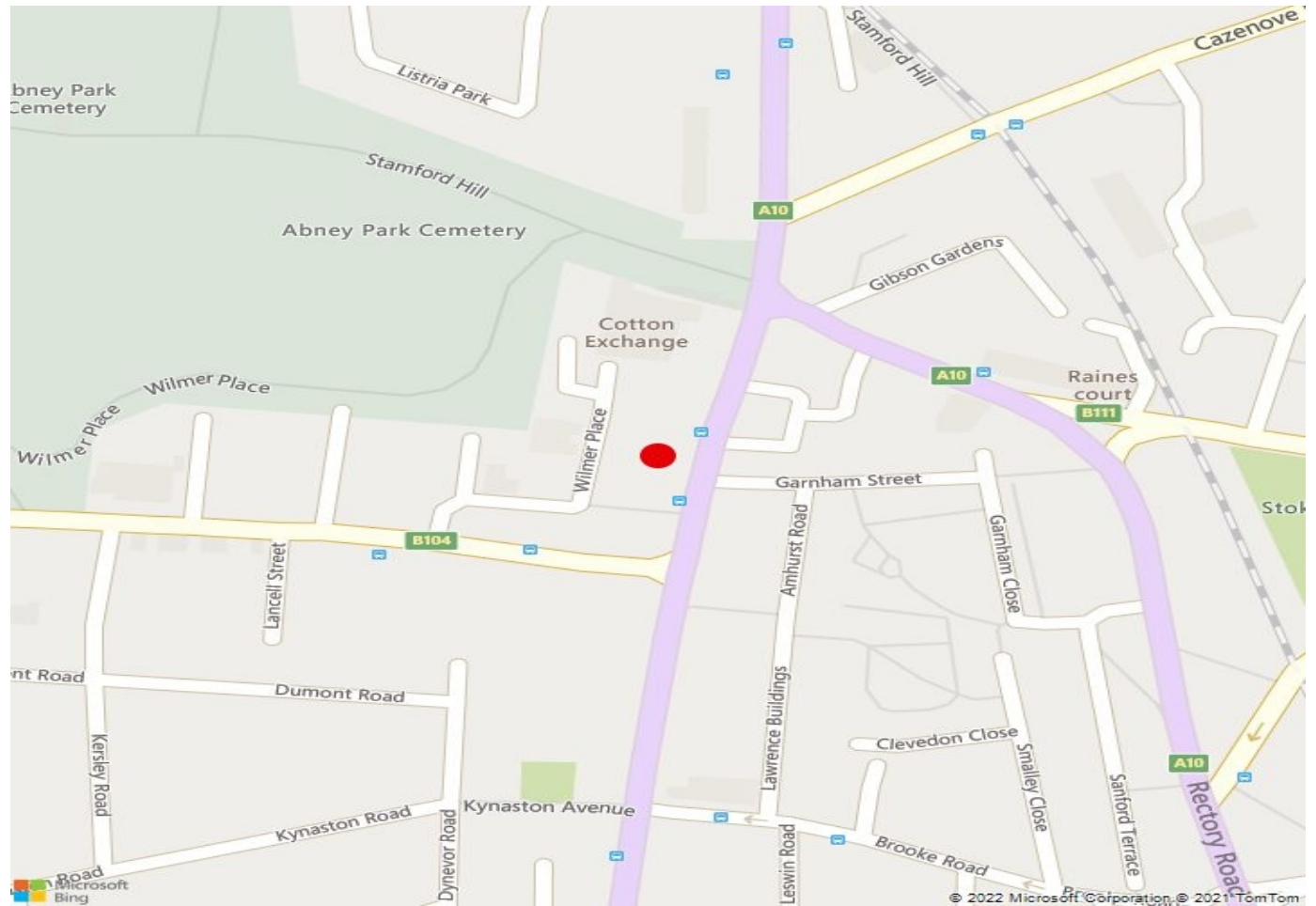
Basement - 12.77sq.m/137.5 sq.ft

Ground Floor - 139.18 sq.m./1498 sq.ft.

First Floor - 133.81 sq.m. /1440.3 sq.ft

Second Floor - 138.9 sq.m/1495.1 sq.ft.

£35 per sq.ft. plus service charge, rates and other outgoings.



Rent

£35 Per sq foot

Tenure

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

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

Rateable value - £64000 (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

EPC

Energy Rating E - Valid until 27.2.32

VAT

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

Viewing

Via the owners agents PSS Commercial 020 800 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.



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



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