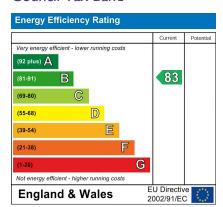


## Council Tax Band



Call us on

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Visit our website:

www.michaelnaik.com



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







£49,995 P/A

- 2285 SQ. FT
- Creative & Event Space
- Beautiful Rear Garden
- Prominent Retail Location
- New, Flexible Lease Terms
- Retail & Restaurant Opportunity
- Offered In 'Turn Key' condition
- No Premium



**CLASS E** 

## About The Property...

Michael Naik & Co offer this Class E retail opportunity on Stoke Newington High Street, south of the Stoke Newington Church Street junction and amongst Stoke Newington High Street's varied and popular collection of shops with Pret-A-Manger, Costa Coffee, Franca Manca & Post Office occupying nearby.

The ground floor offers a large main sales area, in addition to a fully fitted kitchen to the rear, disabled WC and access out to a paved outdoor area ideal for outdoor seating, following this is the basement which offers further useable space, plus two further WC's.

**Key Information** 

Property benefits from gas supply, 3 phase electricity supply, basement with full sound proofing and sump pump and fitted with both burglar and fire alarms.

New Lease Terms (to be negotiated).

All leases subject to a minimum of 3 month rent deposit and rent due quarterly in advance.

Current rateable value is £28,000 and the property also benefits from 75% rates discount for 2024/2025.

Property benefits from Use Class E of the Town & Country Planning (Use Classes) order.

GROUND FLOOR - 1397 SQ FT

BASEMENT - 888 SQ FT

TOTAL - 2285 SQ FT

PLUS GARDEN AREA - 561 SQ FT

