



**Council Tax Band**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Call us on  
**02072 490272**

E-mail us:  
**sales@michaelnaik.com**

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**www.michaelnaik.com**

**£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



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.





# 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

Approximate Gross Internal Area 2126 sq ft - 198 sq m  
Lower Ground Floor Area 814 sq ft - 76 sq m  
Ground Floor Area 1312 sq ft - 122 sq m

