



**STOKE NEWINGTON HIGH STREET. N16**



**Council Tax Band**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(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	

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**£795,000**

*Freehold*

- Mixed Use Freehold Investment
- Positioned On Popular High Street
- Three Bedroom Maisonette Plus Shop
- No Chain
- Enquire For Rental Incomes
- 1864 Sq. Ft



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...

This mixed use investment opportunity offers a ground floor/basement retail unit in addition to a self contained 3 bedroom , split lever flat to the upper floors, located on Stoke Newington High Street the property is brilliantly placed for high foot fall , whilst being in short distance of transport links and other amenities.

## Key Information

Total Income Received - £52,500 PER ANNUM

Locally Listed Building

Class E Shop with basement  
Ground Floor - 56.31 sq m / 775 sq ft

First/Second Floor Flat - 101.13 sq m / 1089 sq ft

Commercial unit is on a lease of 15 years from 25th September 2017 , current passing rent of £21,000 per annum currently occupied by a photographers/printers.

Split level flat is currently let on an single AST agreement with passing rent £31,500 per annum

