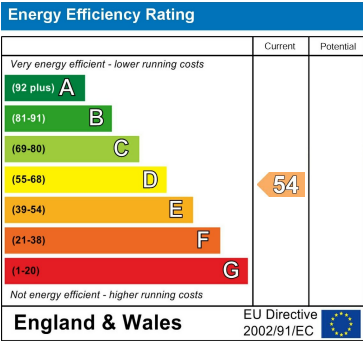


Council Tax Band

Energy Performance Graph



Call us on  
**02072 490272**  
[sales@michaelnaik.com](mailto:sales@michaelnaik.com)  
[www.michaelnaik.com](http://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.



RETAIL (EPC RATING: E)

**58 STOKE NEWINGTON CHURCH STREET,  
STOKE NEWINGTON, LONDON, N16 0NB  
PER ANNUM**

**£39,000 PER ANNUM**



0 0 0 E

# 0 Bedroom Retail located in London

Retail Opportunity | 1117.61 SQ. FT | New Lease | Prominent Position | No Premium

Michael Naik & Co offer this prominently places retail opportunity on Stoke Newington Church Street, set amongst a popular commercial hub of established retailers, with occupiers including Wholefoods & The Good Egg. The unit offers approximately 1117.61 SQ. FT of internal floor area all over ground floor, with a vast retail area in addition store room, kitchen area and bin storage to the rear.

## Key Information

Offered On A New Lease - terms to be negotiated

All leased subject to minimum 3 months rent in advance and 3 months rent deposit

Current Rateable Value - £36,500

EPC - C(54)

Class E Use

Incoming Tenants To Bare Landlord Costs (capped at reasonable amount)