

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



Lower Ground Floor

Ground Floor

Contact Us:

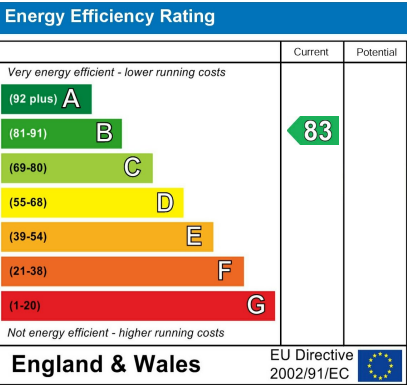
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

STOKE NEWINGTON HIGH STREET,  
N16



£749,995

Freehold

- Freehold Opportunity
- 2285 sq. ft
- Ground Floor Commercial Premises
- Residential Ground Rents
- Commercial Space - Class E
- Excellent Position

Freehold Shop & Upper For Sale



# About The Property...

A rarely available opportunity to secure a Freehold building set in the heart of Stoke Newington. The property is arranged a a commercial unit over ground floor and basement, in addition to two upper floors comprising of two flats, both sold off and the sale of the freehold is with the benefit of 2x ground rents at 150 per annum each (300 per annum in total).

The commercial unit is currently advertised on the market with a rent of £44,995 FRI pax, and a permitted use Class E of the Town & Country Planning (Use Classes) order and has been previously used as a 'Pop Up' event space and retail outlets for many years . The property is conveniently located on Stoke Newington High Street (A10) just south of the Stoke Newington Church Street junction and set amongst a well established collection of both independent retailers and well known brands such as Franco Manca, Pret-A-Manger & Costa Coffee.

## VAT

Property is VAT elected

## Business Rates

Currently benefitting from 45% discount for 01.04.2025 - 31. 03. 2026

## 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.

GROUND FLOOR - 1397 SQ FT

BASEMENT - 888 SQ FT

TOTAL - 2285 SQ FT

GARDEN AREA - 561 SQ FT

