

Council Tax Band

**Exempt**

Energy Performance Graph

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

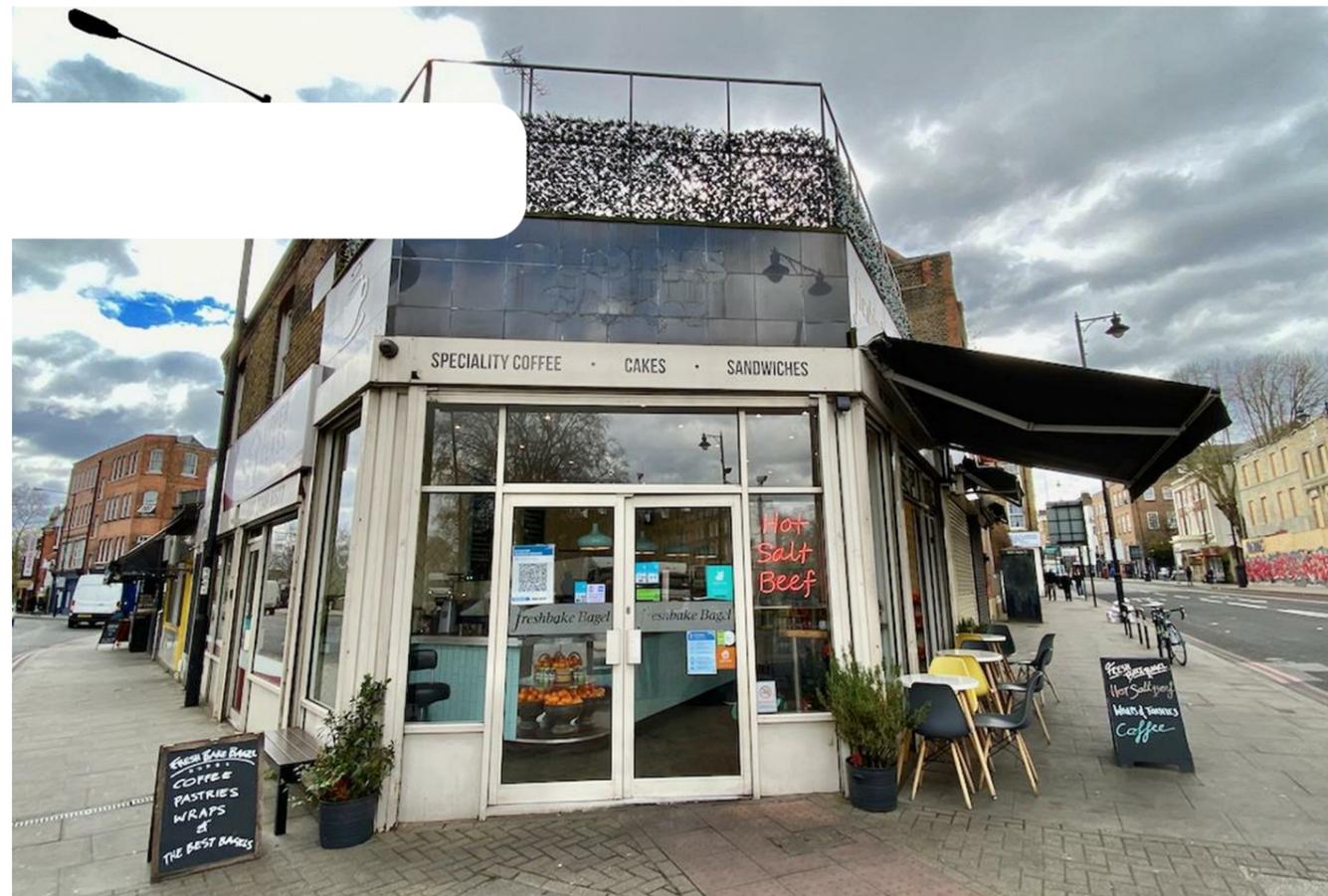
Call us on

**02072 490272**

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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.



RETAIL (EPC RATING: )

**SHOP 228 STOKE NEWINGTON HIGH STREET, STOKE NEWINGTON, LONDON, PER ANNUM**

**£30,000 PER ANNUM**



# 0 Bedroom Retail located in London

£50,000 Premium | New Lease Offered | Excellent Position | Corner Premises | Alcohol License

Michael Naik & Co offer this well placed retail/cafe opportunity, set within a desirable corner premises on Stoke Newington High Street/Northwold Road junction, the property currently benefits from a good standard of fit out , in addition to bi-fold doors out to pavement seating space. The premises is also benefitting from an alcohol license in place and fitted kitchen area.

### Key Information

355 Sq. Ft

New Lease of 10 or 15 year offered

Use Class E

£50,000 premium

- Please make own enquiries on business rates



Michael Naik & Co | Michael Naik & Co 57 Stoke Newington Church Street, Stoke Newington, London, NI6 0AR

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