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£28,000 P/A

- Ground Floor & Basement Premises
- Use Class E
- Fitted Professional Kitchen
- 75k Premium
- Assignment Of 15 Year Lease From November 2017
- Excellent Location

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	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 well positioned ground floor & basement premises is an excellent restaurant/cafe opportunity within Stoke Newington, and set amongst an well established High Street of popular retailers . With approximately 1574 Sq. Ft of internal floor areas arranged over two levels, the property comes with main seating area on the ground floor, which forms a warming and intimate dining space with view into a fitted professional kitchen to the rear. This is in addition to a private dining room , ideal for functions, plus two separate WC's and a further storage room to the lower ground level, which could also be used as an additional dining space or function room.

Premium of £75,000 and includes fixtures set out in image 12.

Key Information

Assignment of 15 year Lease from 29th November 2017

Premium - £75,000

Use Class - E

Incoming Tenant To Bare Landlords Legal Costs

Subject to 3 Months Deposit & 3 Months In Advance

Rateable Value - £17,000 | Rates Payable £8483

* Property is currently subject to 75% business rates discount

