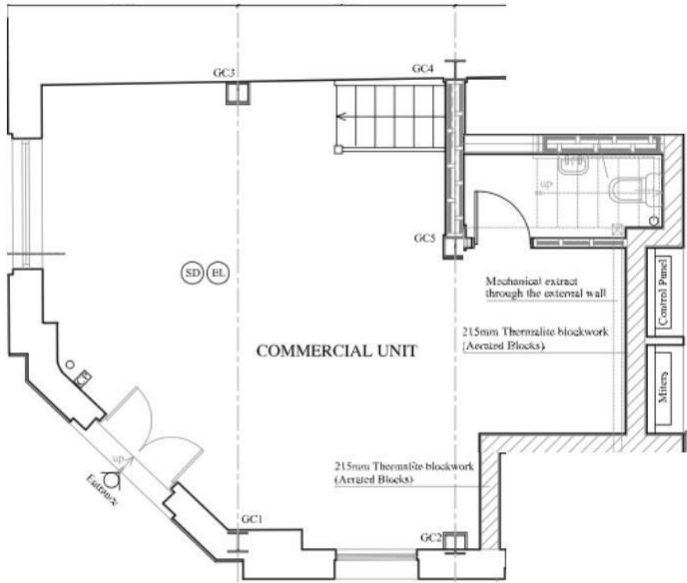
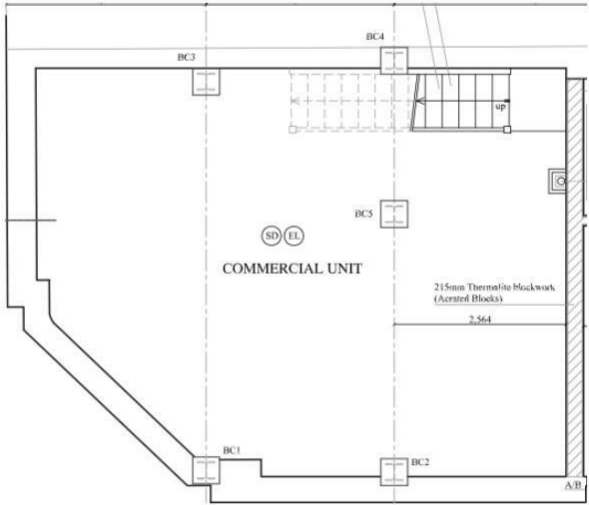


Stoke Newington High Street, N16



Ground Floor
360.5 Sq. Ft / 33.49 Sq. M



Lower Ground
447.55 Sq. Ft / 41.57 Sq. M

Total Floor Area - 808.05 Sq. Ft / 75.07 Sq. M

STOKE NEWINGTON HIGH STREET, N16



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	

Contact Us:

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E-mail us:

commercial@michaelnaiik.com

Visit our website:

www.michaelnaiik.com

£35,000 P/A

- Ground Floor Shop & Basement
- 808.05 Sq. Ft
- Use Class E
- Prominent Location
- Excellent Retail Opportunity
- New Lease Offered



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...

Michael Naik & Co are delighted to offer this well placed retail opportunity offering 808.05 Sq. Ft of internal floor space over Ground Floor (360.5 Sq Ft) and Basement (447. 55 Sq Ft) and benefits from being a corer plot premises set amongst a well established High Street which is currently occupied by vendors such as Pre-A-Manger , Costa Coffee and Sainsburys.

The premises is arranged with a ground floor sales area and WC, with a basement providing room for seating/stock room use.

The property is still under development and due for completion June 2025, and will be offered in shell condition ready for incoming operator to fit out to their own required specification.

Key Information

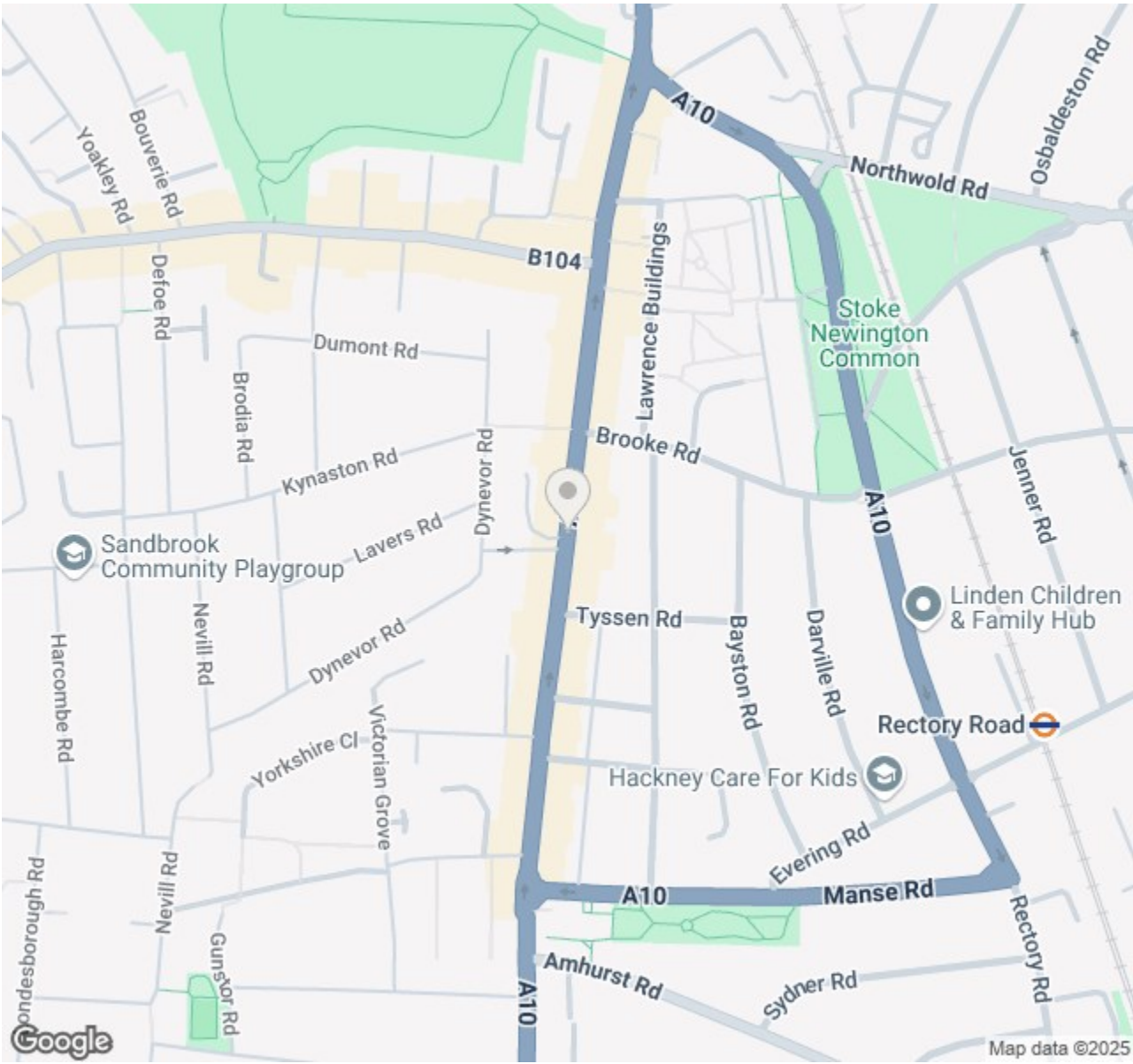
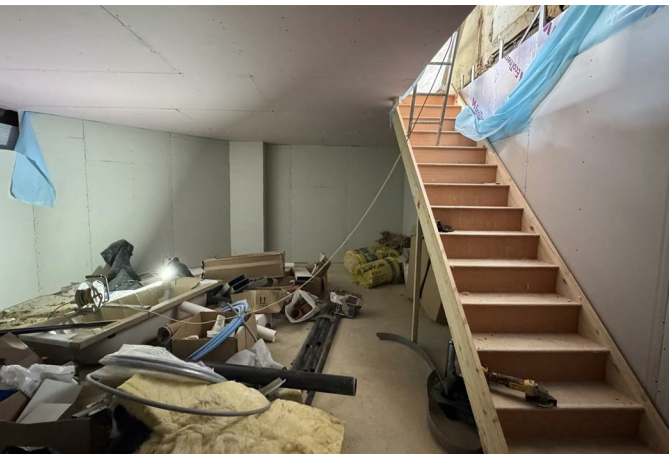
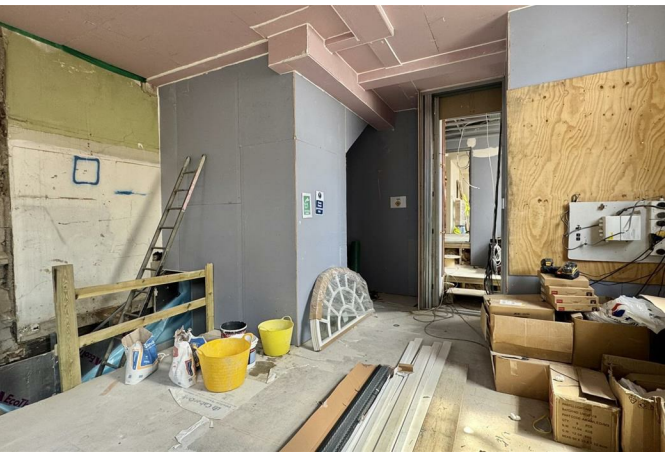
Use Class E

Offered on new Full Repairing & Insuring Lease

808.05 Sq. Ft

EPC - TBC

Lease Will Be Subject To Rent Deposit of at least 3 Months



Michael Naik & Co | sales@michaelnaik.com | 57 Stoke Newington Church Street, N16 0AR

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