



Total Area: 107.3 m<sup>2</sup> ... 1155 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

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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.



- NO PREMIUM
- Retail Premises
- 1155 Sq. Ft
- Prominent Location
- Courtyard Garden
- Class E Use

£32,000 P/A



RESTAURANT OPPORTUNITY



NOPREMIUM

This immaculately presented Class E premises is set amongst Stoke Newington's well established commercial high street, and offers 1155 Sq. Ft of floor area which is made up by a mainly open-plan sales and retail area, with store room, WC and access to a courtyard garden at the rear, followed by a basement area (accessed separately via communal hallway) but does benefit from full head height and can be kept as store space or converted unto fully useable space.

Lease Term

Assignment of FRI 10 Year Lease from 2024

Rent Deposit

Subject to 3 Months Rent Deposit

Rent Review

Rent Review in 2029

Business Rates

The property as separate rates for ground floor and basement;

Ground Floor  
Rateable Value - £19,500  
Estimated B. Rates - £9,730

Basement  
Rateable Value - £4,550  
Estimated B. Rates

Costs

Incoming Tenant To Bare Their Own & Landlords Legal Costs

