

Stoke Newington Church Street,



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	

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- Corner Premises
- Class E
- £70,000 Premium
- Assignment of Lease
- Excellent Position
- 1,097 Sq. Ft

£32,000 PER ANNUM



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...

With over 1,000 Sq. Ft arranged over ground floor and basement and with a corner position just a short walk from Clissold Park, this Class E premises is arranged with a ground floor comprising of main hot food service counter area which is fitted with fryers and hot food cabinets, customer WC, and is followed by a further prep kitchen to the back with stairs leading down to the basement which offers several storage areas and a further WC (staff)

Offers By Way of Lease Assignment

15 Year Lease from 2022

£70,000 PREMIUM

Next Rent Review - 2027

Full Repairing & Insuring Lease

No Service Charge Applicable

