



**STIRLING
ACKROYD**

TO LET

**147 Stoke Newington
High Street, London, N16
ONY**

2,285 sq ft

Prime retail unit - Stoke
Newington, N16



VIDEO TOUR

stirlingackroyd.com



Description

This is an ideal opportunity for a variety of retail occupiers to secure a prime spot in Stoke Newington, N16.

The attractive bright open plan unit is arranged over ground floor and basement and also offers an attractive rear garden/outdoor space. The floor areas divided as follows: ground floor 1,397 square foot, basement 888 square foot, totalling 2,285 square foot of internal gross space. Further to this is 561 square foot of rear garden/outdoor space. The space also offers a fully fitted kitchen to the rear of the ground floor as well as WCs on each floor.

The Property benefits from gas supply, 3 phase electricity supply, basement with full sound proofing and sump pump and fitted with both burglar and fire alarms.

New lease terms to be negotiated direct with the Landlord. All leases subject to a minimum 3 month rent deposit and rent due quarterly in advance.

The property benefits from Use Class E of the Town & Country Planning (Use Classes) Order. Business Rates - The unit benefits from 75% rated discount for 2024/2025.

Location

The unit is situated on Stoke Newington High Street (A10) - just south of the junction with Stoke Newington Church Street.

This section of Stoke Newington High Street is an established retail and food/beverage destination. Nearby occupiers include Post Office, Franco Manca, Harvest, Pret-A-Manger, Costa Coffee and Sports Direct.

Key points

- Ground floor 1,397 square foot plus basement 888 square foot - Total 2,285 square foot
- Plus rear outdoor space - 561 square foot
- New Lease - available now
- Ideal retail opportunity
- Rent - £49,995 per annum exclusive
- Fully fitted kitchen
- WCs on each floor
- Prime location in Stoke Newington





Rents, Rates & Charges

Lease	New Lease
Rent	£49,995.00 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (83)

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 09/04/2024