



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£25,000 (FROM) PER  
ANNUM

- Ground floor lock-up shop
- Stoke Newington High Street location
- Suitable for a variety of uses
- New lease

213 STOKE NEWINGTON HIGH STREET, LONDON, N16  
0LH



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
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#### Location

The premises are situated on an established shopping parade on Stoke Newington High Street. Stoke Newington High Street comprises a mixture of independent businesses and multiple occupiers such as KFC and Pret A Manger. The area is served by local buses and the closest train station is Stoke Newington (Overground) which is less than 0.1 miles away.

#### Description

Comprising a ground floor lock up shop which was previously occupied by a curtain and blind retailer. The premises would suit a variety of uses and are more particularly described as follows:

Sales area: 584 sq ft (54.3 sq m).

Kitchenette: 50 sq ft (4.6 sq m).

W/c.

Rear yard.

All measurements quoted are approximate only.

#### Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent in excess of £25,000 per annum.

#### Business Rates

The London Borough of Hackney have advised us of the following:

2023 Rateable Value: £17,000

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £8,483

Interested parties are advised to ascertain current rate liability with the Local Authority.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

An Energy Performance Certificate has been ordered and will be available in due course.



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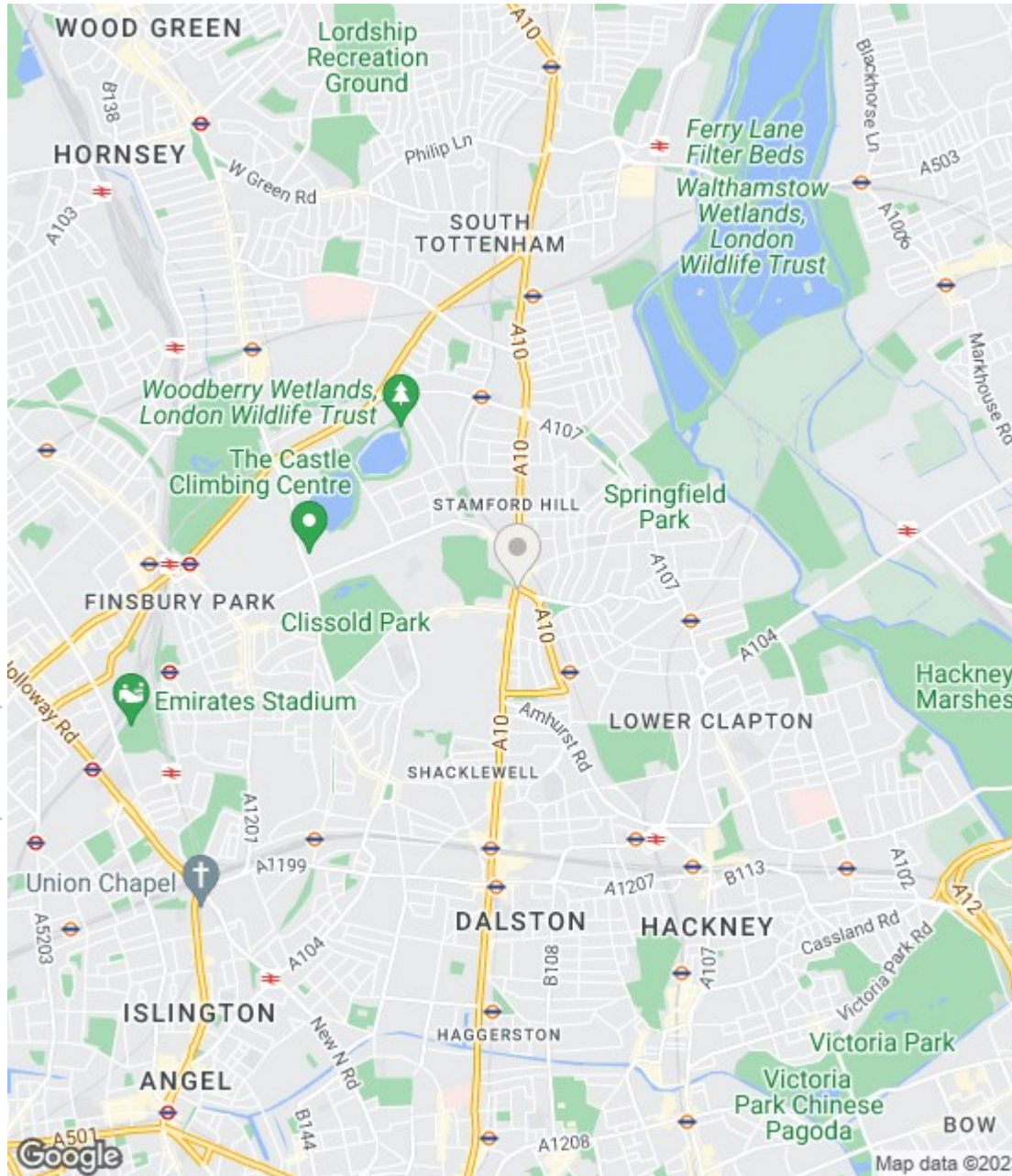
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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