



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£15,000 PER ANNUM

- Refurbished ground floor lock-up shop
- Totalling approx 646 sq ft
- Suitable for a variety of uses
- Flexible terms
- New lease

11 GREEN LANES, LONDON, N16 9BS



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
www.clarkehillyer.co.uk

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Location

Situated on Green Lanes in Stoke Newington, North London, which is a mixed commercial and residential street. Multiple occupiers such as Tesco Express and Boots are in the vicinity. The closest train station is Canonbury (Overground) and the area is served by local buses.

Description

Comprising a refurbished ground floor lock-up shop which would be suitable for a variety of uses. The premises are more particularly described as follows:

Sales area: 256 sq ft (23.8 sq m).

Storage: 277 sq ft (25.8 sq m).

Storage 2: 113 sq ft (10.5 sq m).

Total: 646 sq ft (60 sq m).

Toilet facilities also included.

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £15,000 per annum. The lease is to be outside of the Landlord and Tenant Act 1954.

Business Rates

The London Borough of Islington have informed us of the following:

2023 Rateable Value: £9,900

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £4,940.10

Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the incoming tenant.

Viewings

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.



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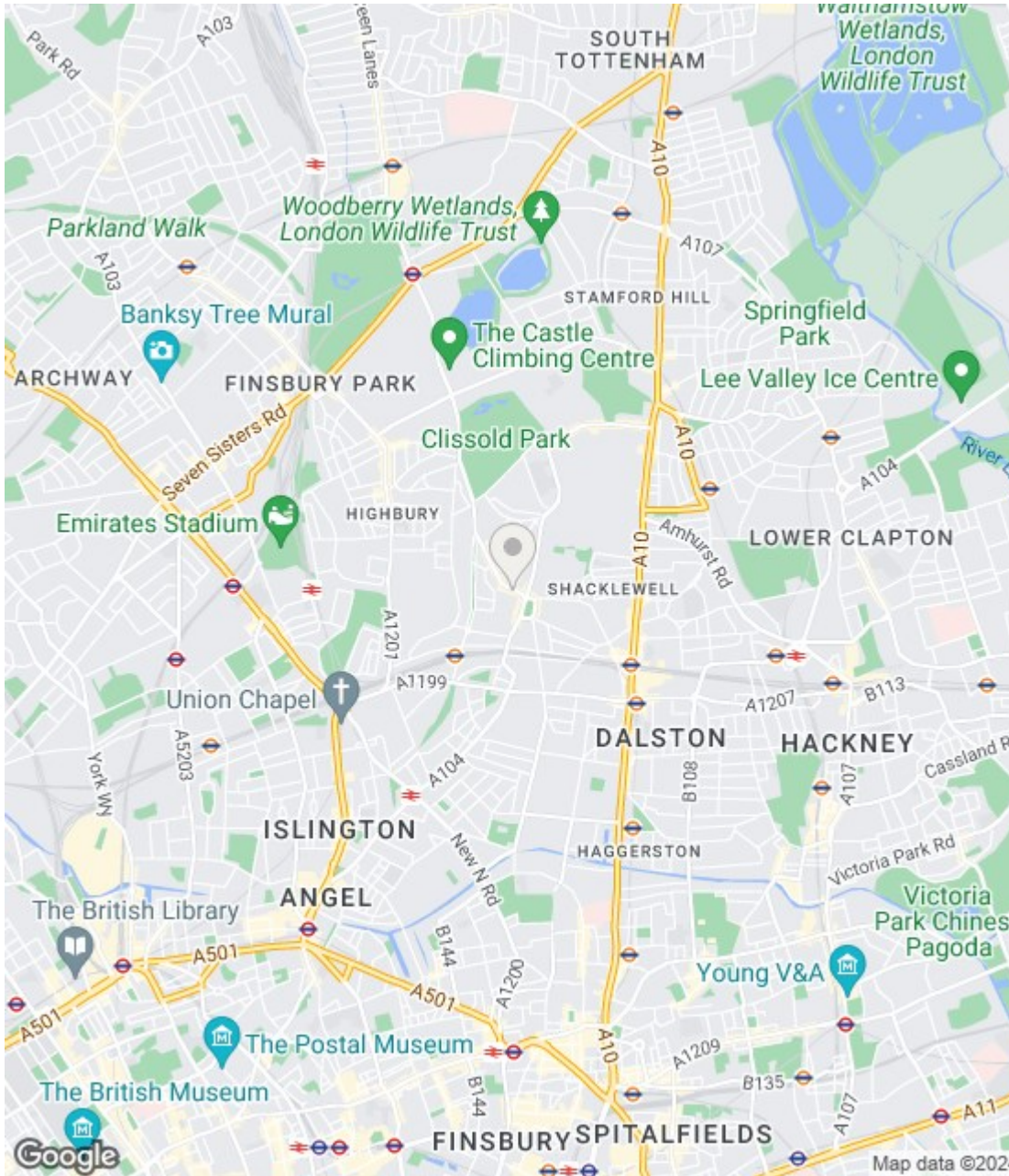
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	77	
(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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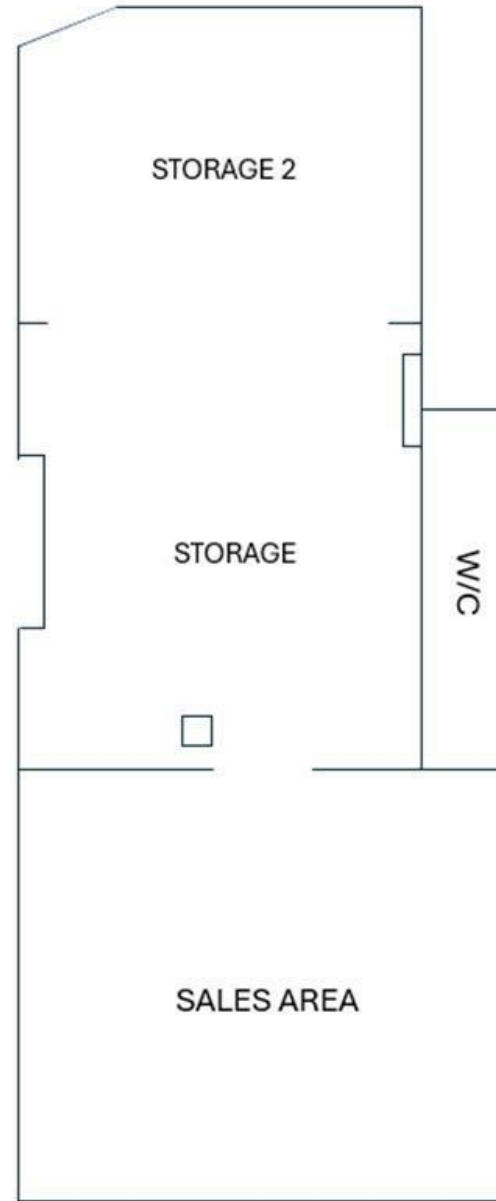
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