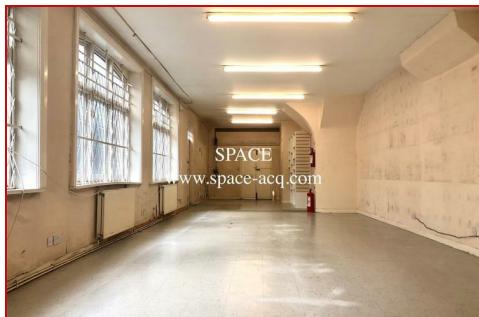




**BENJAMIN
STEVENS.**
estate agents



Bouverie Mews, London N16 0AE

£2,282 PCM

This fantastic opportunity comes to market with a flexible move-in date. Located just off the vibrant Stoke Newington Church Street, this ground floor, self-contained unit is suitable for office use, retail, exercise or dance studio, martial arts venue, or a learning centre. Available now. Viewings by appointment. Lease terms: Fully repairing and insuring lease for a term of 6 years. Rent (£2,282.50) and buildings insurance only (approximately £50 per month) payable to the landlord monthly in advance on the 1st of each month.

Size: 858 sq ft
Rate: £31.92 per sq ft

Fully Repairing and Insuring (FRI) Lease
Six-year term with possibility of renewal
One-year break clause (six months' notice)
Deposit: Three months' rent held by landlord
Rent payable monthly in advance via Direct Debit (1st of each month)
Certificates required at leaseholder's cost:
Electrical (every 5 years)

Bouverie Mews, London N16 0AE

