



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	

Contact Us:

02072 490272

E-mail us:

sales@michaelnaik.com

Visit our website:

www.michaelnaik.com

- Ground Floor & Basement
- Retail Premises
- 824 sq. ft
- Class E Use
- Prominent Location
- New Lease

£28,000 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...

Arranged over ground floor and basement , this retail premises offers a total of 824 sq. ft internally, comprising of a fully open plan ground floor retail space, with glazed shop front and electric shutter system already in place, followed by a basement floor which could add further retail space or be used sole as storage and is fitted with a WC.

Key Information

New Lease Offered

Deposit - Subject to a minimum of 3 months

Current Rateable Value - £20,500

Rates Payable - £10,229.50



Michael Naik & Co | sales@michaelnaik.com | 57 Stoke Newington Church Street, N16 0AR

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