



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		
	60	
England & Wales	EU Directive 2002/91/EC	

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- Ground Floor & Basement Premises
- Class E Premises
- Lease Assignment
- Great Location

£20,000 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...

This Class E premises, arranged over ground floor and basement and place within a small, mixed parade just a short walk from Church Street and conveniently placed for access to the A10 and public transport.

Benefitting from a glazed frontage into the ground floor which is an open place space with boarded floors, and leads down to a utility area and WC, and then into the basement level which is a fully useable space with fully tiled floor, and a bespoke, timber and glass partition in addition to a further storage room .

Lease Terms

Assignment of Lease from 2025 to 2031

Rent Deposit - 3 Months

Incoming Tenant To Bare Landlord Legal Costs (capped at reasonable amount)

Next Rent Review - 2028

Full Repairing & Insuring Lease

Inside Landlord & Tenant Act

Business Rates

Rateable Value (April 2026) - £13,250

Rates Payable - £6,611.75



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