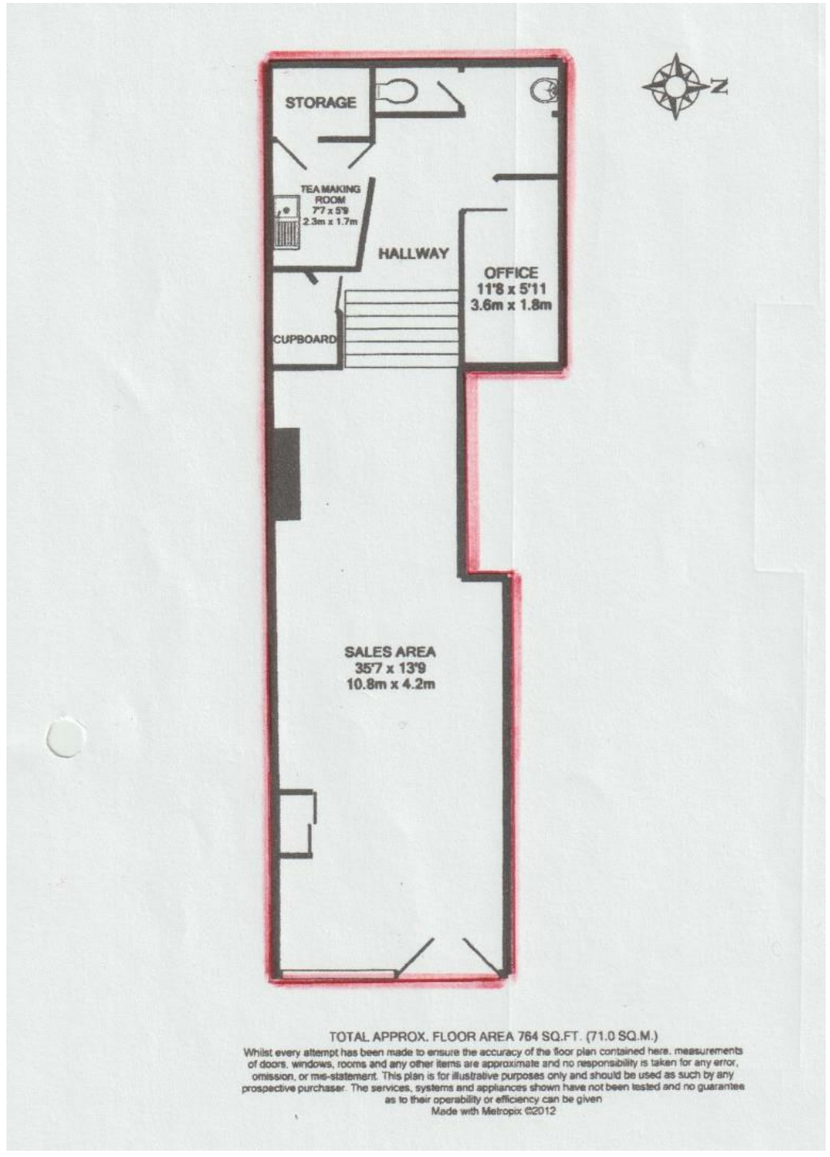
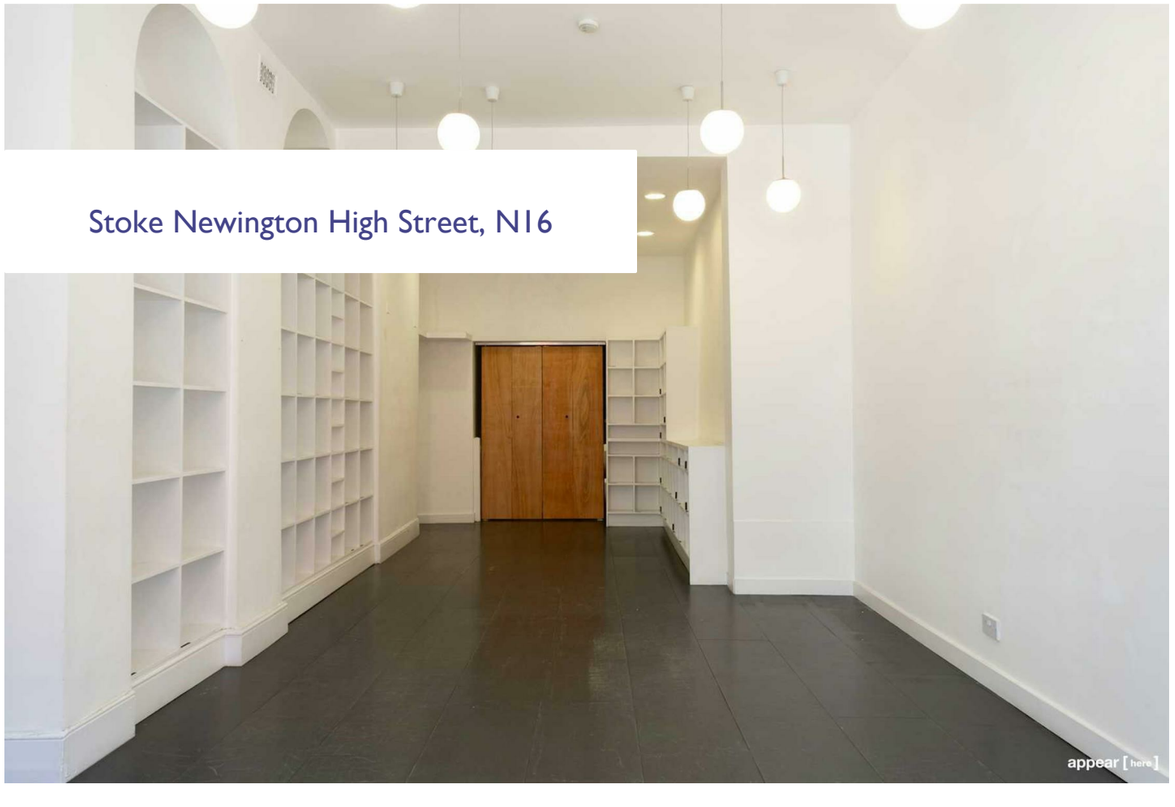
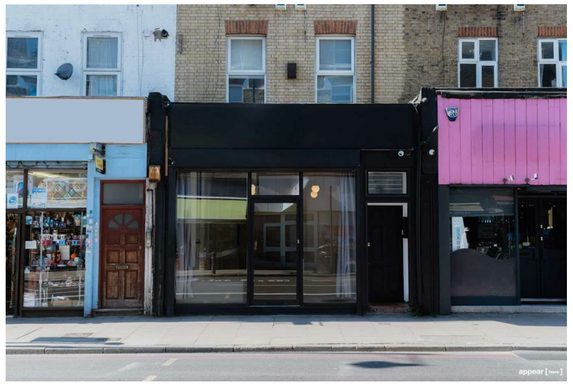
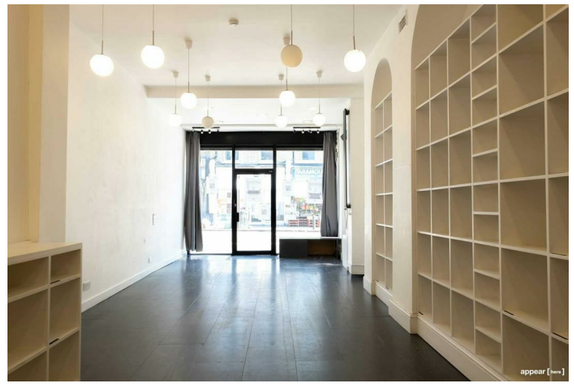
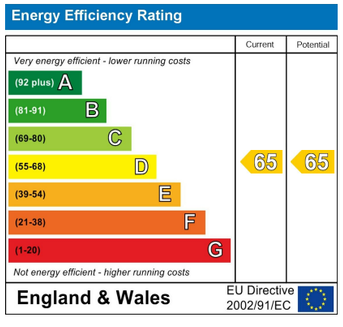



# Stoke Newington High Street, N16




## Contact Us:

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**Visit our website:**

www.michaelnaik.com

# £36,000 p/a

- Class E Premises
- New Lease
- Prominent Location
- No Premium
- 764 Sq. Ft

Michael Naik

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.

Michael Naik

**RETAIL PREMISES**

# About The Property...

This boutique style Class E premises offers 764 Sq. Ft of internal floor area, made up of a mainly open plan retail area plus an additional space for retail purposes , a store room, office, kitchenette and WC to the rear , and is set amongst a well established selection of High Street operators such as Sports Direct and Pret-A-Manger, whilst also being within each reach of good public transport.

## Lease Term

New Lease: Term to be negotiated

Rent Deposit: a minimum of 3 months

Lease Inside Landlord & Tenant Act

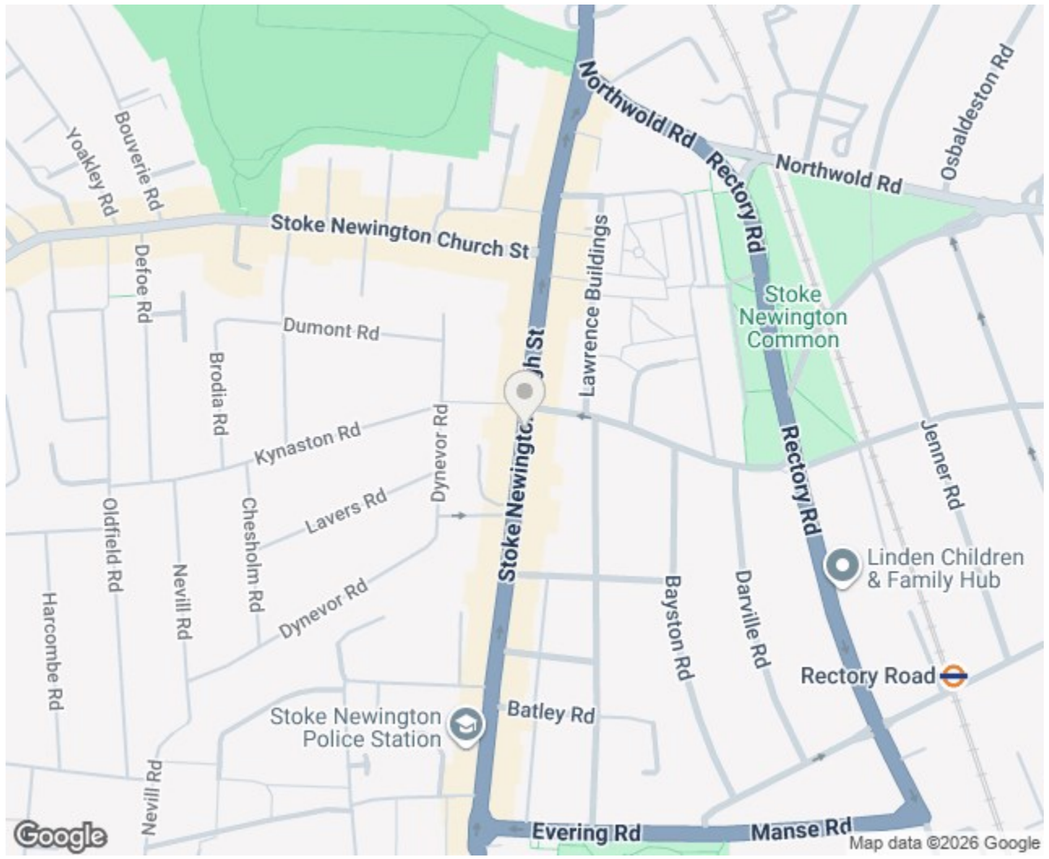
Costs: Incoming tenant to bear landlords legal costs (capped at reasonable amount)

## B. Rates

Rateable Value: £16,750 .

Rates Payable: £0 (from 2027) , subject to being sole premises

More Information on rated - https://www.gov.uk/government/publications/82026-details-of-the-budget-package-and-the-multipliers-for-20272028/82026-details-of-the-budget-package-and-the-multipliers-for-20272028

















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