Est. 1955

Tarn &Tarn

147 STOKE NEWINGTON HIGH STREET STOKE NEWINGTON LONDON N16 0NY

PRIME FREEHOLD COMMERCIAL OPPORTUNITY FOR SALE & FOR RENT IN THE HEART OF STOKE NEWINGTON



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DESCRIPTION

The property comprises a well-located commercial unit arranged over ground and basement floors, with the added benefit of an outdoor area extending to approximately 561 sq ft. Situated on Stoke Newington High Street, the premises benefit from good visibility, natural light and self-contained amenities, including 2 WC facilities and a kitchen. Currently used as a co-working pop-up space, the property offers potential for a range of alternative occupiers within Use Class E. The premises are available by way of an assignment of the existing lease from the current tenant or available to purchase by a way of freehold



AMENITIES

- Prime Stoke Newington High Street Location
- Available to purchase freehold
- Outdoor Space approx. 561 sqft
- Self Contained
- Good Natural Light
- Disabled Bathroom
- 2x WC Facilities









LOCATION

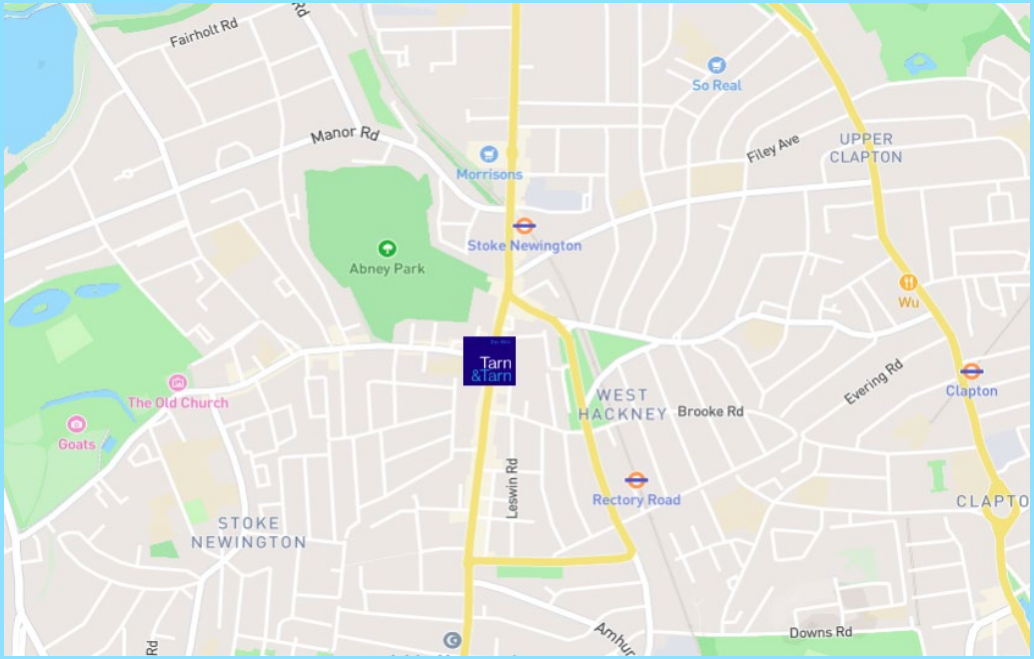
THE AREA

The property is prominently situated on Stoke Newington High Street (A10), within the heart of Stoke Newington's vibrant town centre. The area is a popular retail and leisure destination, benefiting from strong local footfall and a diverse mix of independent retailers, established brands, cafés, restaurants and bars. The property is well connected, with Stoke Newington Overground Station and Rectory Road Station both within walking distance, alongside numerous bus routes providing access to surrounding areas and Central London.



TRANSPORT

- Stoke Newington (7-minute walk) – Overground Line
- Rectory Road (9-minute walk) – Overground Line
- Dalston Kingsland (20-minute walk) – Overground Line



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ACCOMMODATION & SUMMARY

FLOOR	SQ FT (GIA)
Ground Floor	1,467
Basement	888
TOTAL	**2355**

PRICE	Offers in the region of **£650,000**
PASSING RENT	£45,000 per annum
SERVICE CHARGE	Approx. £2,900 per annum
LEGAL FEES	Each party to bear their own costs
EPC RATING	Rating: D

TERMS

For Sale: Freehold

Rental: An assignment of an existing lease which is Outside the LTA Act of 1954 expires on 20th Oct 2040.
Rent review: 27th Oct 2030 and 27th Oct 2035
Break Clause: N/A
Rent Payment: Quarterly

LOCAL AUTHORITY

London Borough of Hackney

VAT

Applicable

BUILDING INSURANCE

Approximate Cost: £2,068.36 per annum

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

Rateable Value: £32,250
Approximate Rates Payable: £12,319.50 per annum

GROUND RENT

The two upper-floor flats have been sold off on long leases, with the freehold retaining a combined ground rent income of £300 per annum (£150 per flat)

FLOORPLAN

147 HIGH STREET,
STOKE NEWINGTON.

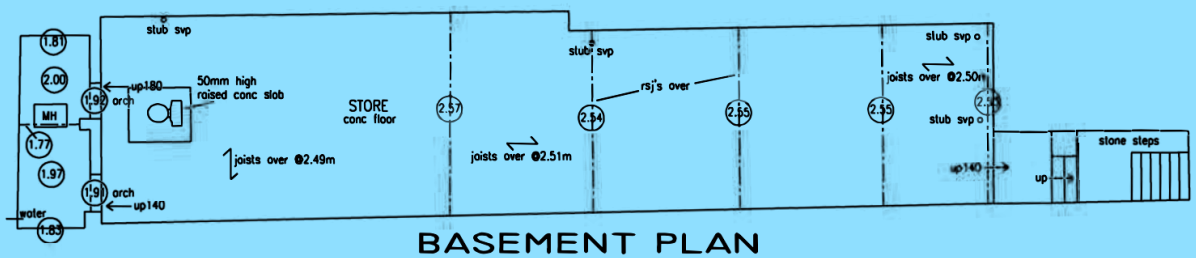
CLIENT
CITY HERITAGE LTD

DRAWING
FLOOR PLANS

OAKLEY BUILDING SURVEYORS

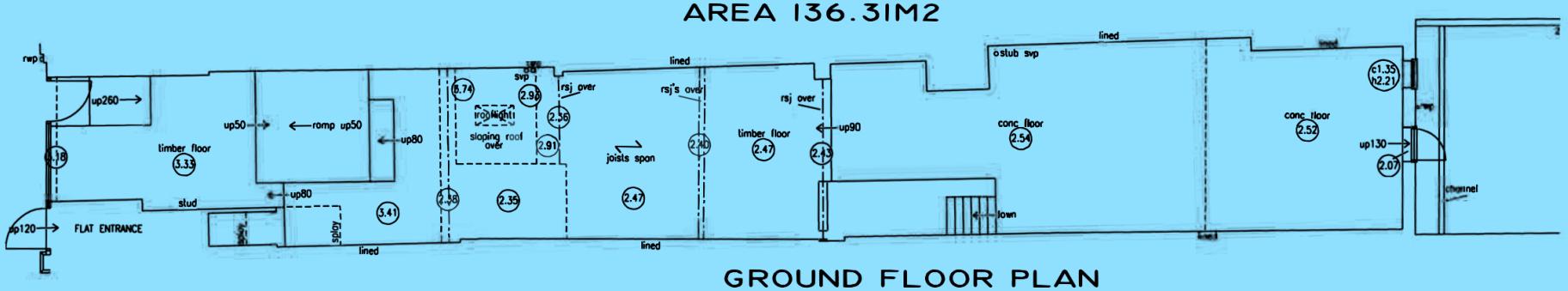
SCALE	DRG No	REV
1:100 (A3)	4468-01	
DATE JULY 18		

AREA 82.52M2



BASEMENT PLAN

AREA 136.31M2



GROUND FLOOR PLAN

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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.