

# 124 Stoke Newington High Street, Stoke Newington, N16 7NY

Another great project completed  
by J&N Contractors Ltd  
Please contact [steve@JN-Contractors.com](mailto:steve@JN-Contractors.com)  
All aspects of renovation and refurbishment undertaken

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WHOLESALE & RETAIL

## TO LET

Class E Retail / Leisure

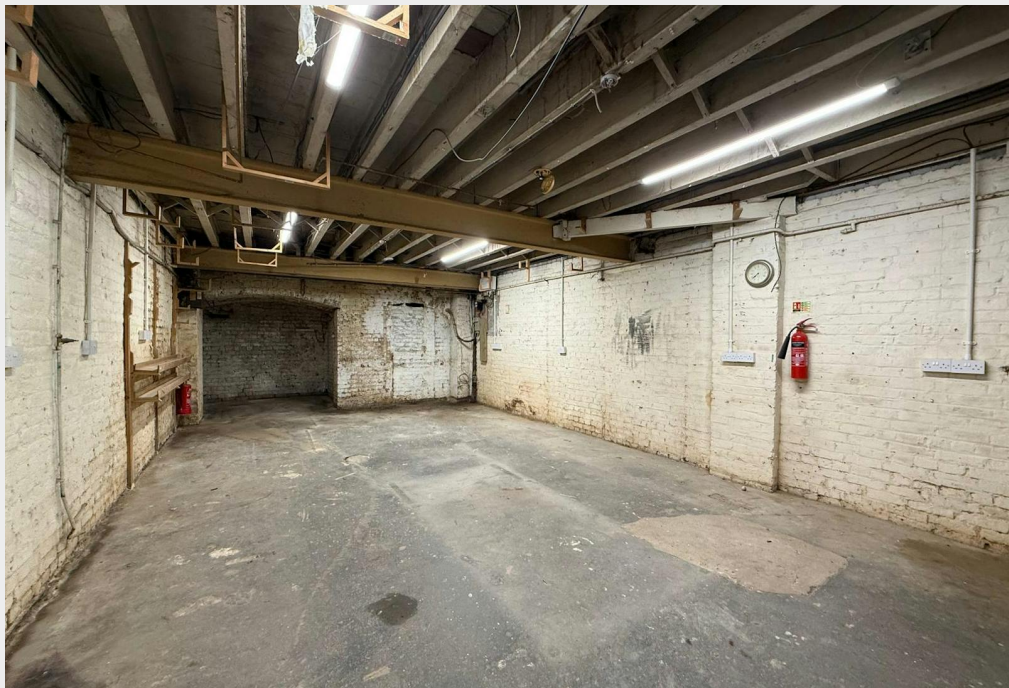
1,397 sq ft / 129.8 sq m

£32,500 per annum

**A prominent Class E commercial space with garden and basement, in a popular commercial zone close to the junction with Brooke Road.**



- Prominent position on a busy arterial route into Shoreditch and the City
- Sole use rear garden
- Full height basement
- Busy location close to junction with Brooke Road
- Densely covered commercial zone, with a mix of independent coffee shops, eateries and bars
- Good arterial road connections for servicing, to A10 and A406 North Circular Road

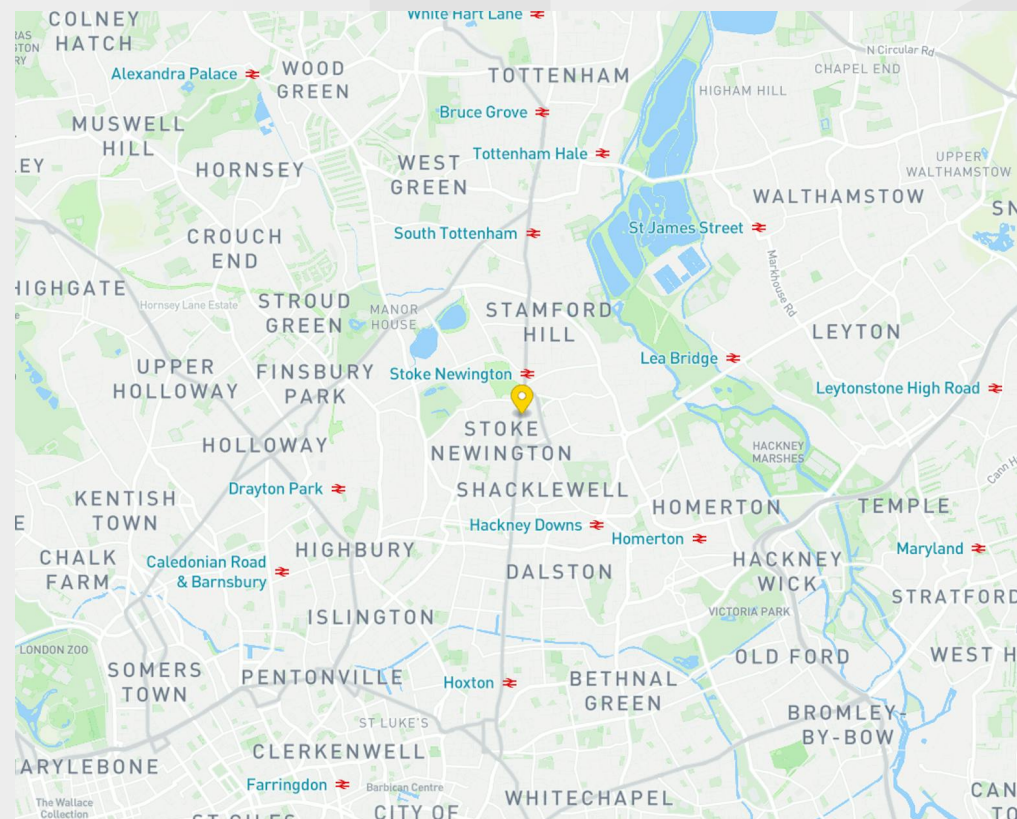


## Description

The property occupies a prominent position on Stoke Newington High Street adjacent to the junction with Brooke Road. This arterial route into the City is a highly concentrated commercial zone with a mix of many independent coffee shops, eateries and bars as well as national occupiers such as Sainsbury's, Iceland, Costa Coffee, Sports Direct and Franco Manca. Proximity to Stoke Newington Church Street, Dalston and Shoreditch make this a popular area.

## Location

Situated on the east side of the street, the property is extremely well placed for road servicing connections via the A10 and A406 North Circular Road. Both Rectory Road and Stoke Newington Overground stations are within a short walk of the property, providing Weaver Line connections direct to Liverpool Street in 14 minutes.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	EPC
Ground	786	73.02	£15,678.75 /annum	C (62)
Ground - Garden	539	50.07	On Application	-
Basement	611	56.76	On Application	C (62)
<b>Total</b>	<b>1,936</b>	<b>179.85</b>		

### Tenure

New Lease

### EPC

C (62)

### VAT

Applicable

### Configuration

Upon enquiry

### Contacts

Jamie Smith  
07870 850 097  
jamie.smith@strettons.co.uk

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk



#### Further Information

[View on Website](#)

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