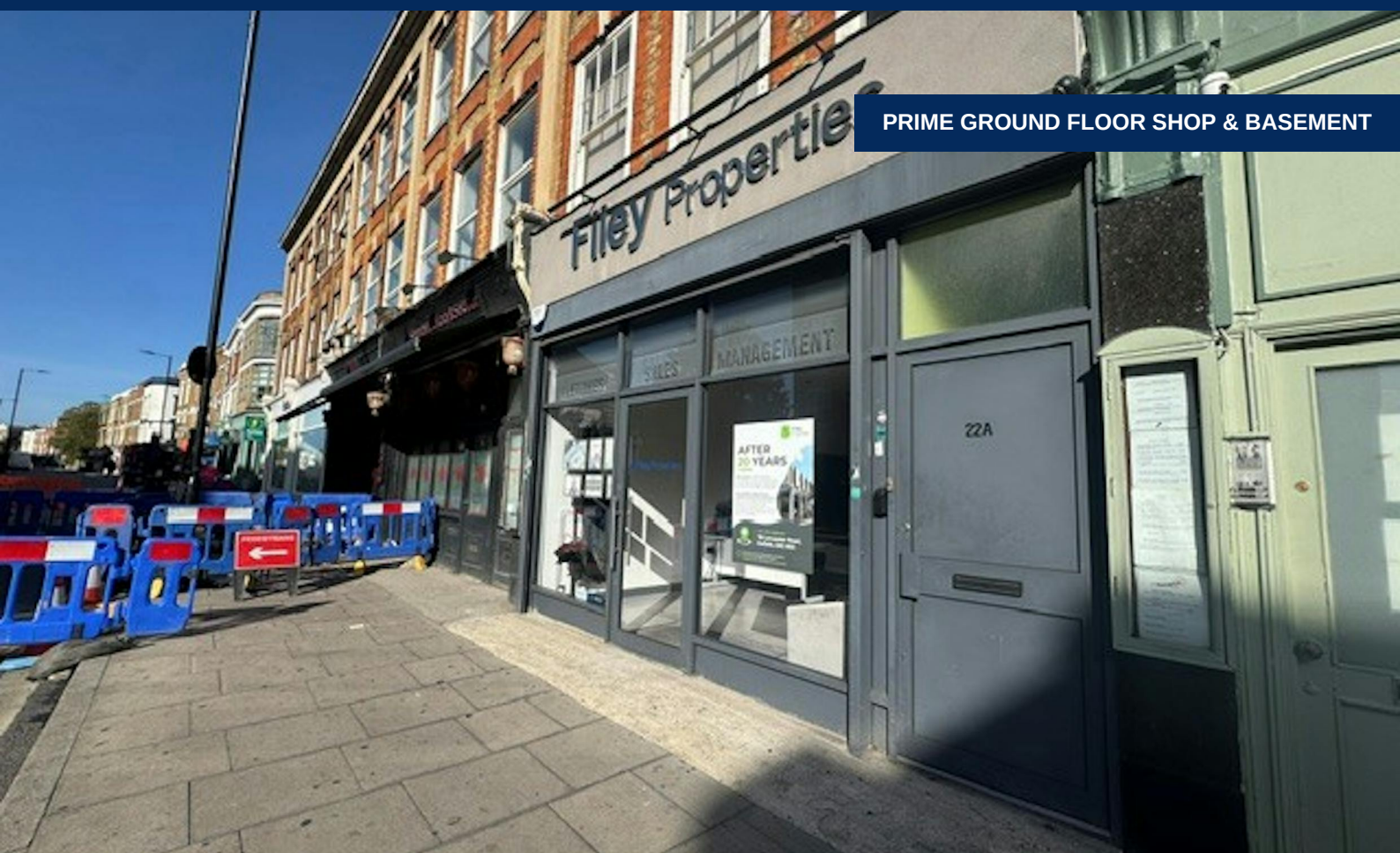


**PRIME GROUND FLOOR SHOP & BASEMENT****22 Stoke Newington Church Street****London, N16 0LU****Prime Shop & Basement****To Let****1,185 sq ft****(110.09 sq m)**

- Prominent Window Frontage
- Excellent Natural Light
- Good Decorative Condition
- Kitchen/Toilet Facilities
- Ground Floor & Basement
- Within Walking Distance Of Stoke Newington Station
- Tiled Flooring
- Gas Central Heating

Summary

Available Size	1,185 sq ft
Rent	£45,000 per annum
Rates Payable	£13,000 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

The Premises are located in a prime position on the north side of Stoke Newington Church Street, close to the junctions of Summerhouse Road, Fleetwood Street & Stoke Newington High Street. The premises are within this affluent mixed commercial & residential area with many well known multiple and local high class retailers such as Gail's, Wholefoods. The area is also well served by well known restaurants and bars. Transport facilities are good with Stoke Newington Overground station being within a few minutes walk. Numerous bus routes also serve the area.

Description

Comprises the prime ground floor shop/ office and basement with the benefit of rear access. The premises are in good decorative condition with fitted shelving, spot lighting, tiled flooring & exterior security roller shutter. The basement area is currently being used as office/ storage and benefits from wooden flooring, spot lights & gas central heating. Premises are currently used as an estate agents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	735	68.28	Available
Basement - Basement	450	41.81	Available
Total	1,185	110.09	

Rent

£42,500 pax

Lease

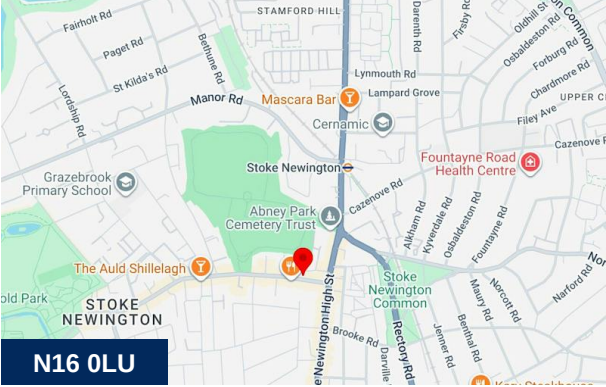
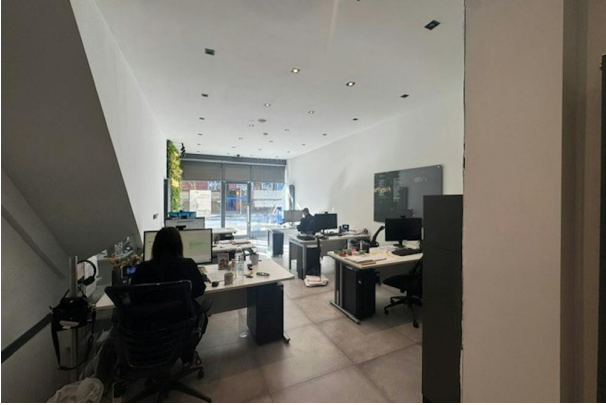
A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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