

# 78 Stoke Newington Road, Hackney, London, N16 7XB

ADANA  
Traditional Turkish  
Coffee House

GLASSWORKS

CORROCHIOS  
HOUSE OF MAGO

BAS

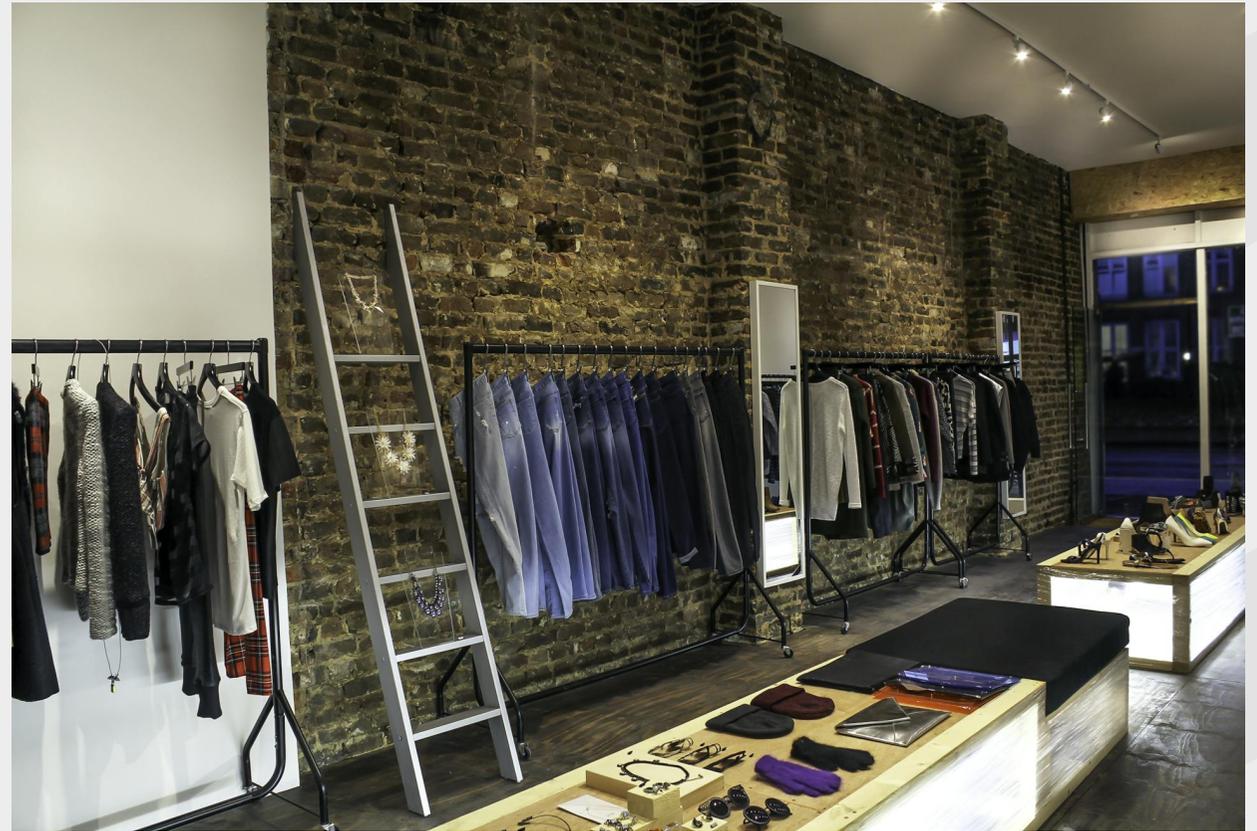
## TO LET

Class E Retail / Leisure

824 sq ft / 76.6 sq m

£32,500 per annum

# Prominent shop with proximity to Dalston Junction and Stoke Newington High Street and Church Street



- Prominent High Road position
- Class E use
- Less than 10 minutes walk to Kingsland Shopping Centre and Ridley Road Market
- 8 and 11 minutes walk to Dalston Kingsland and Dalston Junction stations respectively
- Direct road, cycle and train links to Central London
- Good decorative condition
- Close to Stoke Newington High Street and Church Street

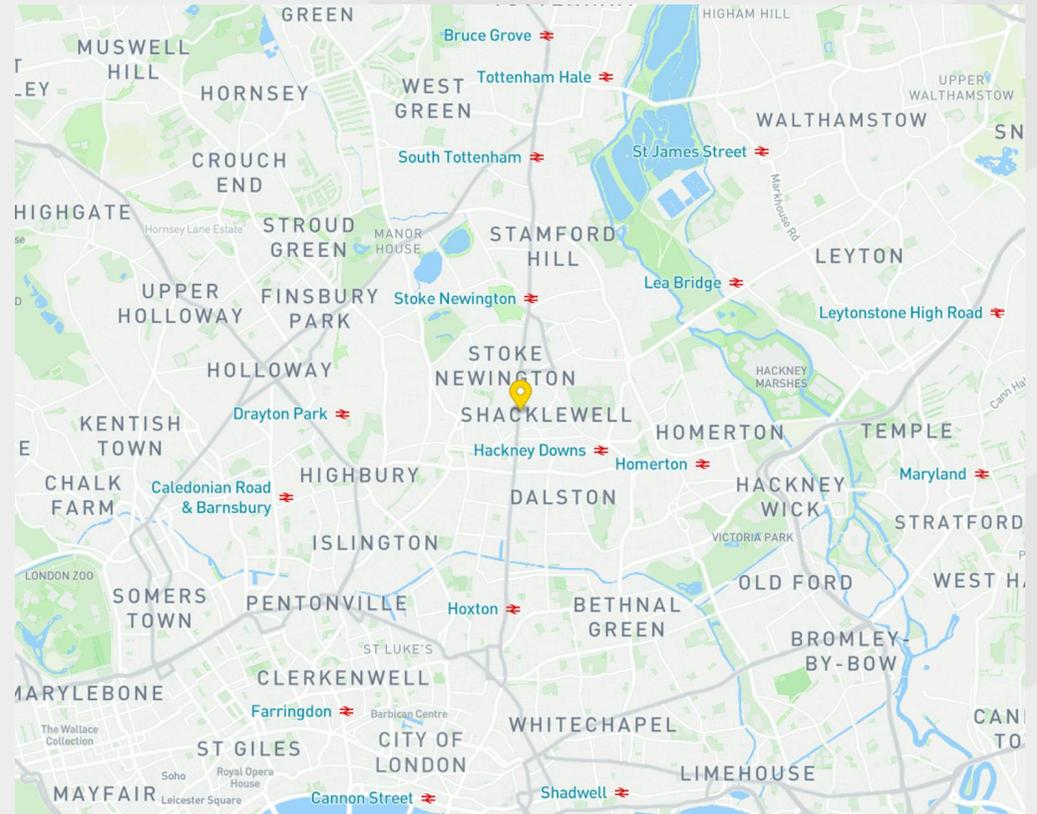
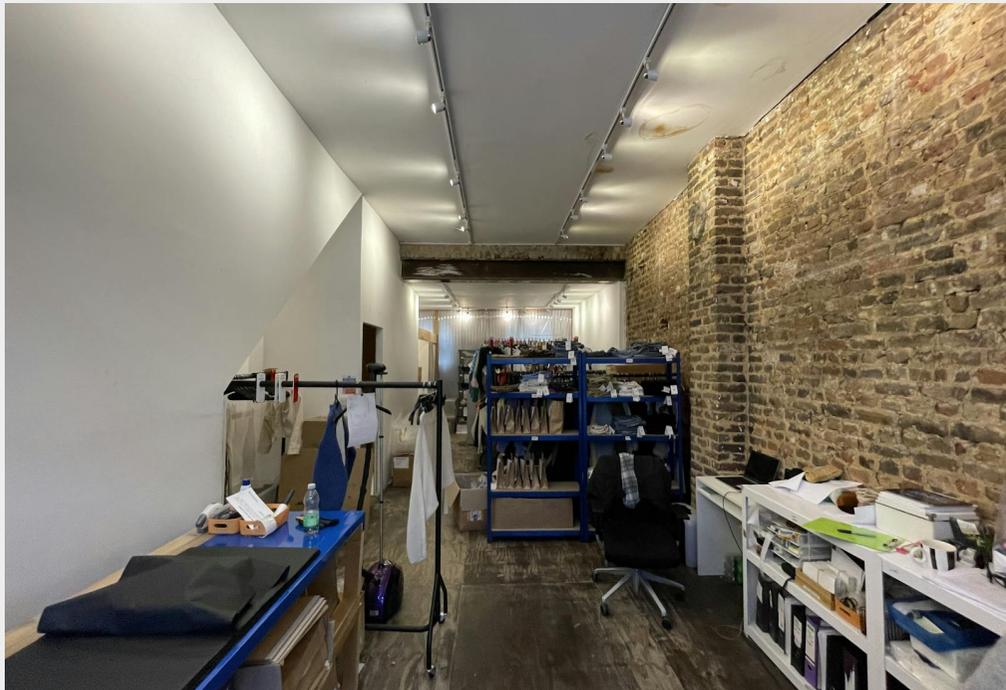


## Description

The property is arranged over ground and lower floors comprising a mostly open plan layout in good decorative condition and ready for incoming tenants specific finished. Direct self-contained street access, with a prominent frontage, nearby occupiers include; Co-Op, Brewdog, Beyond Retro, Toolstation, Oowee and the EarthH live music venue.

## Location

Situated on the western side of Kingsland High Street, mid-terrace of the parade. The surrounding area has a high density of commercial, specifically retail and is densely populated. Popular shopping destinations such as Kingsland Shopping Centre and Ridley Road Market are both approximately a 3 minute walk away from the property, with the benefit of associated footfall. There are direct road, cycle and train links to Central London via the Kingsland Road/A10, and Overground stations at Dalston Kingsland and Dalston Junction.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Monthly Rent
Ground	412	38.28	£32,500 /annum	£9,691.50 /annum	£2,708.33
Basement	412	38.28	-	On Application	-
<b>Total</b>	<b>824</b>	<b>76.56</b>			

### Tenure

New Lease

### EPC

E (116)

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

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#### Further Information

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