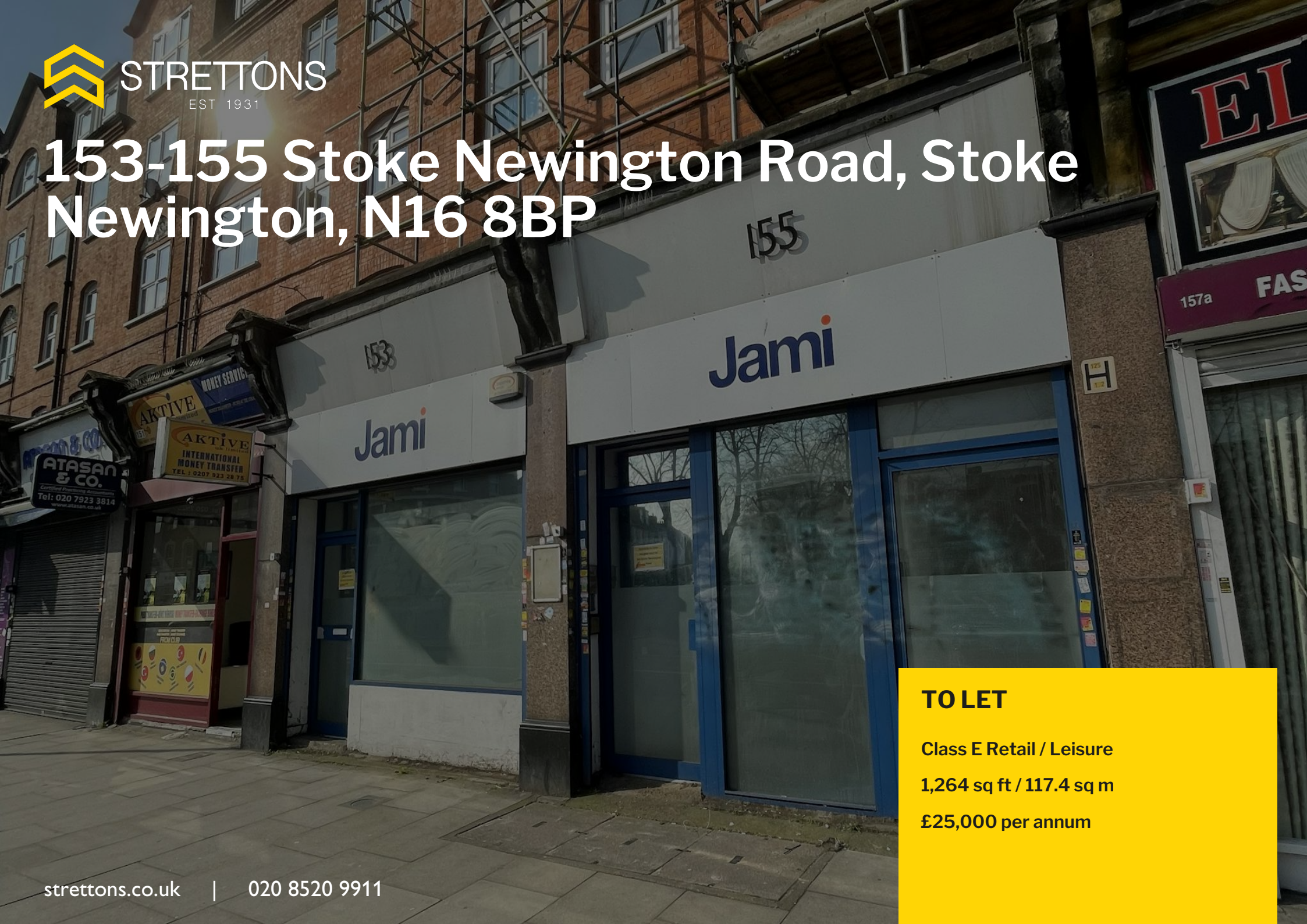




STRETTONS

EST 1931

# 153-155 Stoke Newington Road, Stoke Newington, N16 8BP



## TO LET

Class E Retail / Leisure

1,264 sq ft / 117.4 sq m

£25,000 per annum

**A double fronted  
Class E space with  
basement, situated  
in a popular  
commercial zone  
opposite the  
junction with  
Amhurst Road.**



- Double fronted unit on a busy arterial road into Shoreditch and the City
- Basement with lift access
- Opposite junction with Amhurst 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

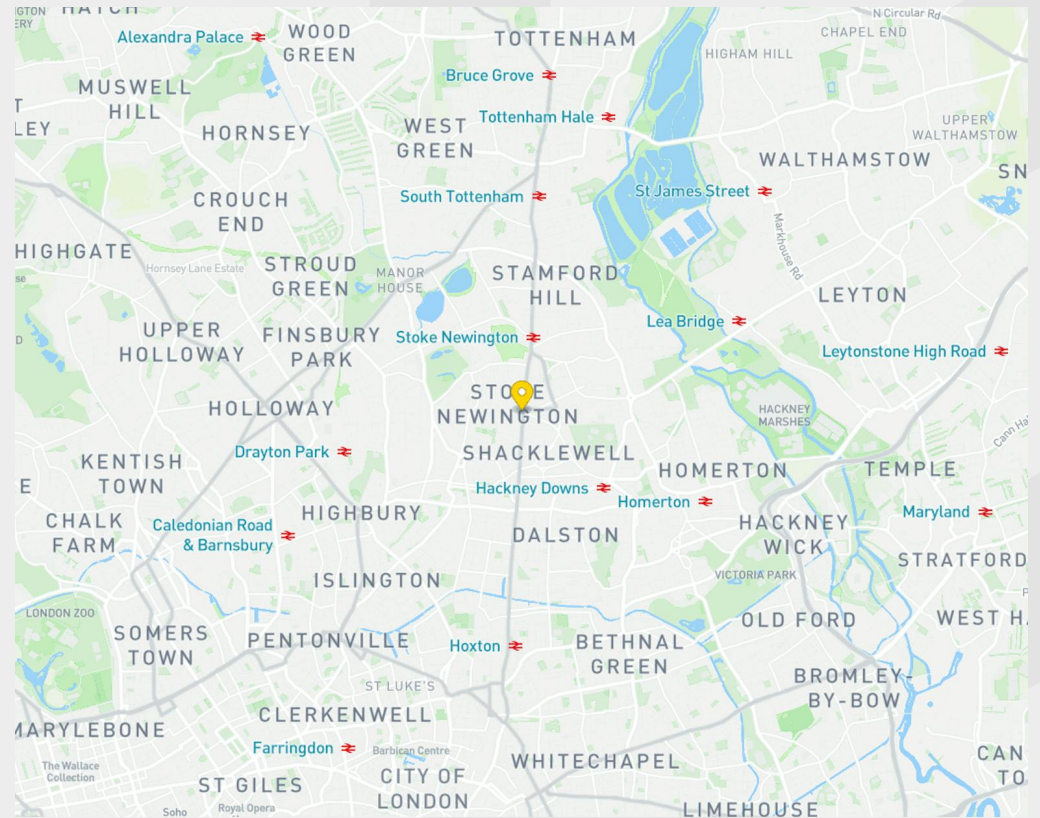


## Description

The property occupies a double width frontage on Stoke Newington Road opposite the junction with Amhurst 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 Tesco Express and Topps Tiles. Close proximity to Dalston and Shoreditch make this a popular district.

## Location

Situated on the west side of the street, the property is extremely well placed for road servicing connections via the A10 and A406 North Circular Road. Rectory Road Overground station is a short walk from the property, providing Weaver Line connections direct to Liverpool Street in 21 minutes. Dalston Kingsland is also within 14 minute walk from the property.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable
Ground	766	71.16	£15,817.50 /annum
Basement	498	46.27	On Application
<b>Total</b>	<b>1,264</b>	<b>117.43</b>	

### Tenure

New Lease

### EPC

E (124)

### VAT

To be confirmed

### Configuration

Upon enquiry

### Contacts

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#### Further Information

[View on Website](#)

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