



138 Stoke Newington High Street

London, N16 7JL

Prime Ground Floor Shop & Basement

To Let

964 sq ft
(89.56 sq m)

- Good Natural Light
- Basement
- Prominent Window Frontage
- Corner Position
- In Shell Condition
- High Ceilings

Summary

Available Size	964 sq ft
Rent	£32,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The building is situated in a Prime position on the North East side of Stoke Newington High Street close to the junction of Stoke Newington Church Street . Adjacent Retailers include: Sports Direct, Halfords, Iceland Foods and the restaurant chain Cheat Meals. Many other well known retailers and restaurants are within immediate vicinity. The premises are well served with Public Transport, with Stoke Newington (Overground) Station being within a few minutes walk. Numerous Bus routes also serve the area.

Description

Comprises the ground floor shop and basement storage which has undergone complete redevelopment with the addition of newly built flats on the above three floors . The shop and basement is available in a shell and core condition allowing an ingoing tenant to fit out the premises to their own specification.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	502	46.64	Available
Basement - Basement	462	42.92	Available
Total	964	89.56	

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.

Rent

£32,500 pax plus Vat

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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