

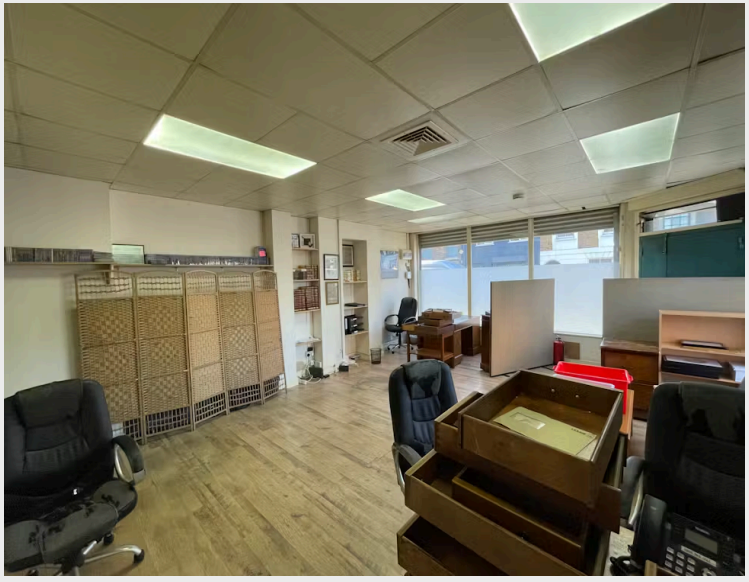
96 Green Lanes, Stoke Newington, London, N16 9EJ

Class E Retail / Leisure To Let | £19,500 per annum | 438 sq ft

020 8520 9911
www.strettons.co.uk

A ground floor corner retail unit with Class E use. Proximity to Canonbury station and Stoke Newington Church Street.







- Prominent corner position with return frontage
- Popular local commercial district
- Window frontage allowing for plenty of natural light
- Electric roller shutter
- W/C and Kitchenette facilities
- Close proximity to Newington Green and Clissold Park
- Walking distance to Canonbury Station



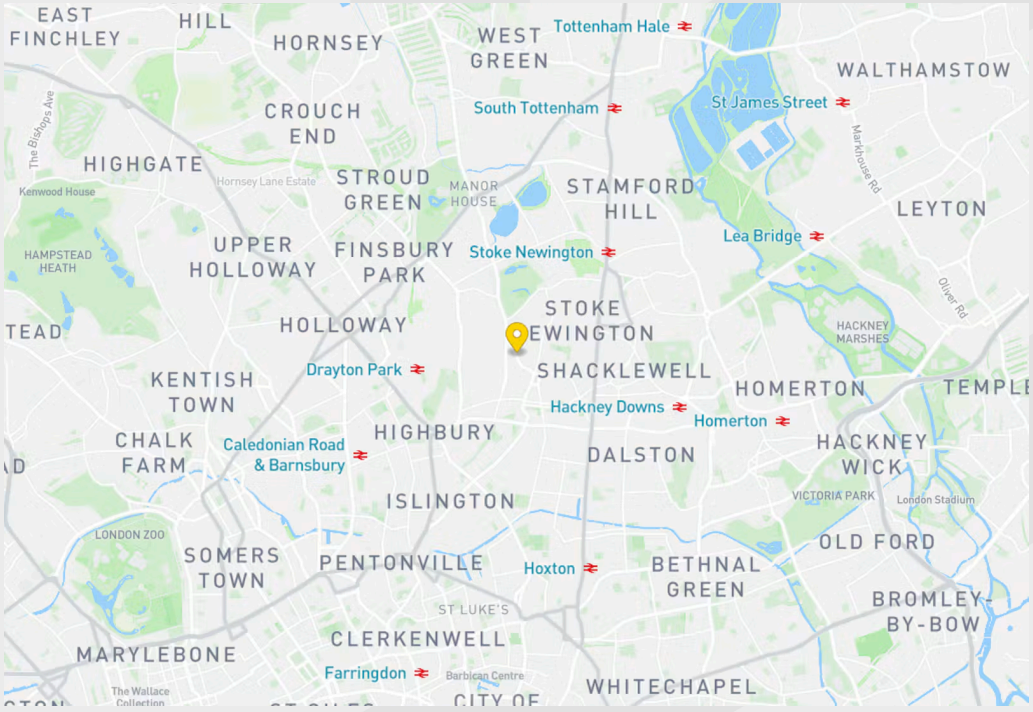


Description

A vacant ground floor shop, with corner position arranged as open plan accommodation. The space benefits from a small kitchenette area which leads into a W/C facility. The unit has hard-wearing floor and electric roller shutters. The space is available on a new lease for terms to be agreed and immediately available.

Location

The property located along Green Lanes and is located a 5-minute walk to the junction with Stoke Newington Church Street adjacent to the amenities of Clissold Park. There are a wealth of bus routes running by the property which is served well for transport links. Canonbury Rail Station is also within a 10-minute walk to the property which provides access to East London Line Extension and allows for services to Stratford).



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rates payable	EPC	Availability
Ground	438	40.69	£11,516.25 /annum	D (92)	Available

Tenure

New Lease

EPC

D (92)

VAT

To be confirmed

Configuration

Upon enquiry

Contacts

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Further Information

View on Website

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