



## E CLASS SHOP TO LET

### 165 STOKE NEWINGTON

### CHURCH STREET

### LONDON N16 0UL

#### Location

Stoke Newington is a fashionable area in North East London. The property is situated towards the western end of Stoke Newington Church Street, close to Clissold Park, where nearby traders include Whole Foods, Gails, Jimmy Fairly, Kitchen Provisions and Spence Bakery.

#### Description

The property is arranged over ground and basement floors of an attractive Georgian property. The premises have recently been refurbished, which benefit from a south facing terrace. The shop provides the following dimensions and floor areas.

Internal Width	15ft	4.75sqm
Shop Depth	27ft	8.22sqm
Ground Floor	432sqft	40.0sqm
Basement	490sqft	45.5sqm
Rear Terrace / Garden	440sqft	40.9sqm

#### Lease

The premises are available on a new 10 or 15 year full repairing and insuring lease, subject to a 5 yearly rent review.

#### Rent

Offers invited over £35,000 per annum exclusive.  
Vat is payable on rent.

#### Rating

Rateable Value	£24,750
Rates Payable 26/27	£10,692

Interested parties should make their own enquiries through the Local Authority.



## Viewing

To be arranged through JP RETAIL

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