

A1/A2 & POSSIBLY D1 USES* PREMISES TO LET/FOR SALE



STOKE NEWINGTON, LONDON N16 2081.88 SQ FT (193.43 SQ M)

Location: Situated close to the junction with Cazenove Road and Stoke Newington Road/Stamford Hill (A10). Stoke Newington Station is a short distance away.

Description: Comprising a substantial retail premises which was formerly used as a club and is arranged over ground floor and basement. The basement has its own independent entrance as well as via the ground floor area. There is a small forecourt to the front of the property which forms part of the demise.

The premises are thought suitable for A1/A2 and possibly D1 uses, subject to the necessary consents.

Terms: Available on a new FRI Lease for a term to be agreed at £19,000 pa or available on a 999 year Lease (virtual Freehold at £240,000).

Business Rates: London Borough of Hackney. Rateable Value £9,100. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

***Subject to Planning Consent**



Areas:

Ground Floor

Front 8.85m deep x 3.56m wide (31.50 sq m)

Rear 11.13m deep x 5.33m wide (59.32 sq m)

Basement

Front 8.06m deep x 4.96m wide (39.97 sq m)

Rear 12.00m deep x 5.22m wide (62.64 sq m)

Total Area

Ground Floor 90.82 sq m

Basement 102.61 sq m

Overall 193.43 sq m (2081.88 sq ft)

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing:

By Appointment only

Via Claridges Commercial – 0845 205 0007

Floor Plan

