

London Restaurant or Retail Opportunity

New A3 Lease

147 Stoke Newington High Street, London N16

LOCATION

The unit occupies a prominent position on Stoke Newington High Street with Dalston and Kingsland just a short walk away. Nearby occupiers include Stokey Bears, Costa Coffee, The Royal Bakery, Joseph's and Sports Direct.

ACCOMMODATION

The premises is arranged over ground floor and basement with a fantastic garden to the rear. The unit comprises the following approximate net internal floor areas over ground and basement:

Ground Floor:	1467 sq ft	136.31 sq m
Basement	888 sq ft	82.52 sq m
Garden	561 sq ft	52.14 sq m
TOTAL:	2355 sq ft	218.83 sq m

TENURE

Available by way of a new lease for a term to be agreed.

RENT

Subject to contract rental offers are invited at £55,000 per annum exclusive of service charge, insurance and VAT.

FREEHOLD FOR SALE.

Price on application.

USE

The property benefits from A3 Use of the Town & Country Planning (Use Classes) Order 1987.



PLANNING APPROVED OPENING HOURS

(subject to premises licence)

Mon – Thurs	Fri – Sat	Sunday
08:00 – 00:00	08:00 – 01:00	08:00 – 23:30

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£18,000
Multiplier (16/17)	0.484
Rates Payable	£8,712

Prospective tenants are advised to confirm any rating liability directly with the Local Authority (020 8753 6681).

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

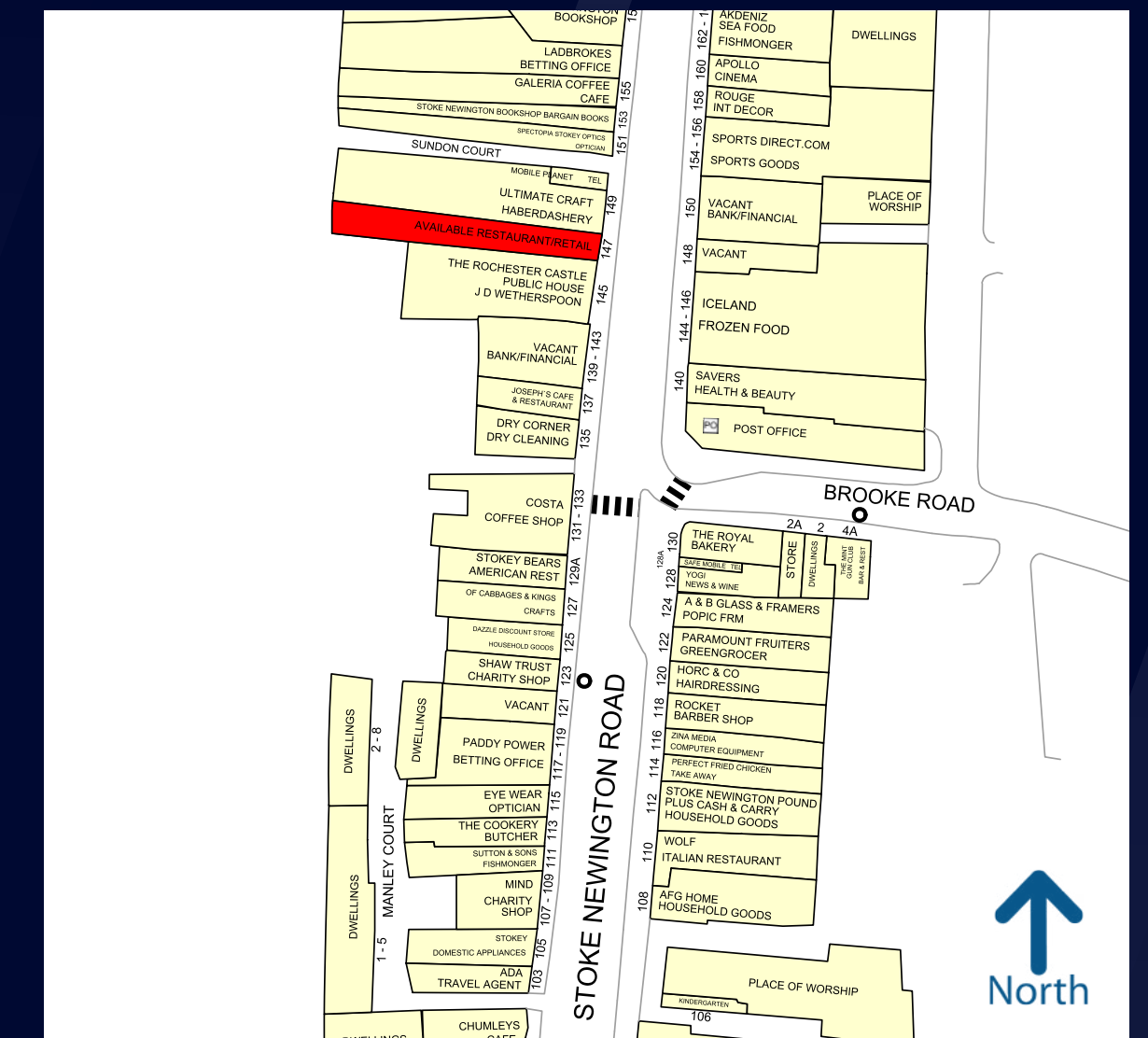
An EPC certificate is available on request.

CONTACT

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