

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 86                      | 86        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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£32,000 p/a

- Class E Premises
- Ground Floor & Basement
- New Lease
- Premium - £55,000
- Professional Kitchen
- 1,915 sq. ft



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Use Class E

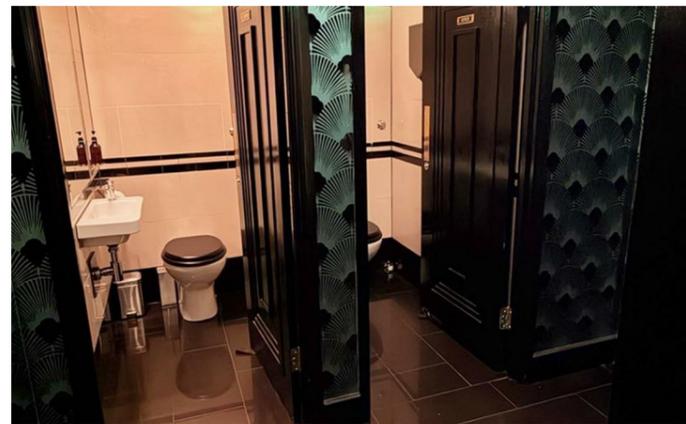
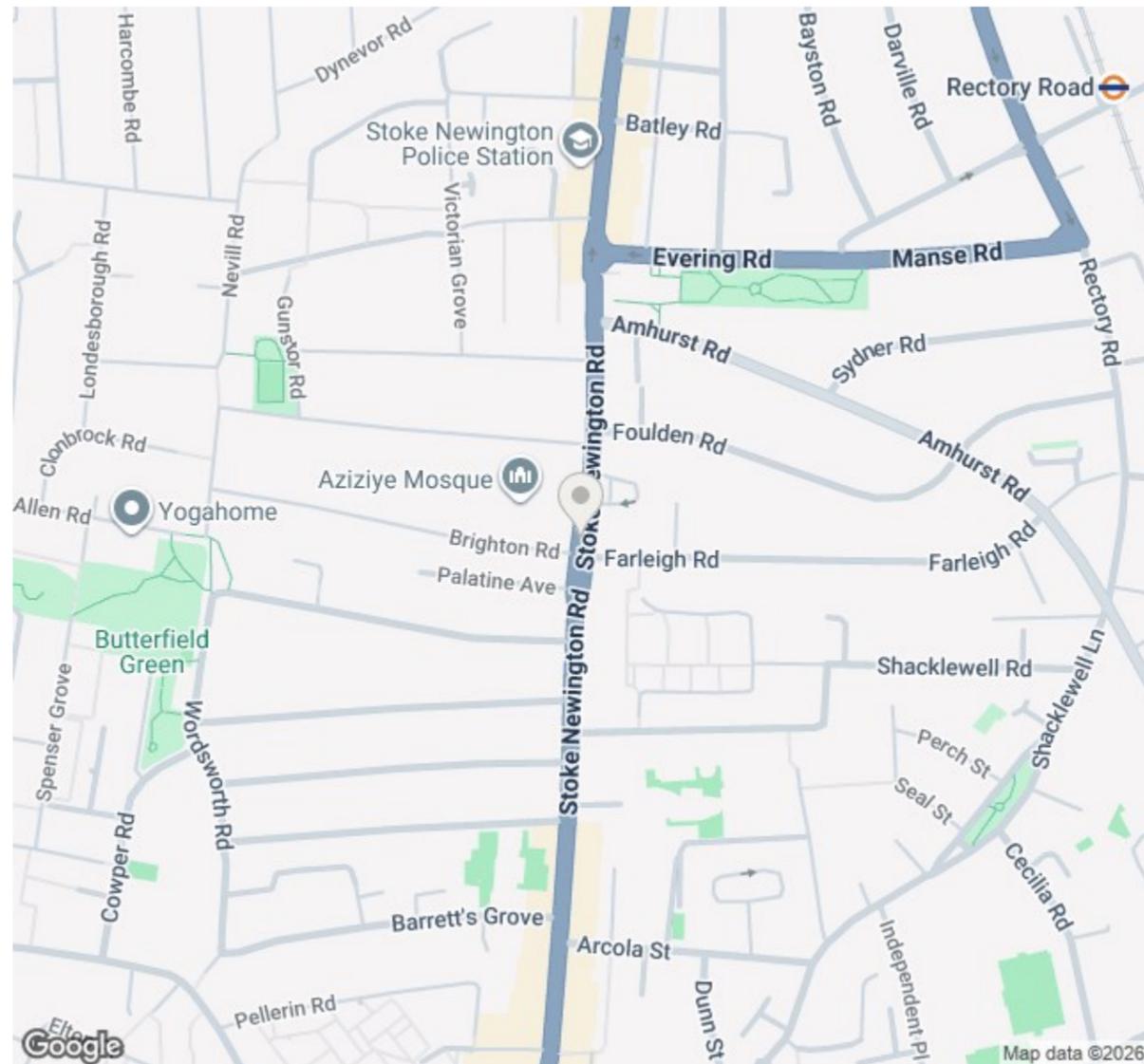
# About The Property...

Perfectly placed between both Stoke Newington and Dalston, this ground floor and basement premises is offered by way of a new lease (terms to be negotiated). Over ground floor and basement totalling 1,915 sq. ft, this attractive premises offers a vast amount of seating on both levels, in addition to two fitted bars and a professional kitchen to the rear of the ground floor with extraction canopy already in place. Additionally, the premises is fitted with WC's to both floors, including a WC for accessibility requirements. There is also additional storage to both floors.

The ground floor offers the main seating area, with a fitted cocktail bar, and leads back to mixed WC's and the professional kitchen at the rear.

The lower ground offers additional seating, with a further bar, a stage area, extra WC and a stock room.

The premises also benefits from full installation of full fire safety and air conditioning.



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