



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Contact Us:
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Visit our website:
www.michaelnaik.com

- Ground Floor & Basement
- 1,167 sq. ft
- New Lease Offered
- Business Restaurant Opportunity

£40,000 PER ANNUM



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.



About The Property...

This ground floor and basement premises is set in the heart of Stoke Newington, boasting a prominent location amongst some of the areas most established operators . Offering 1,167 sq. ft internally, the premises comprises of a ground floor which is mainly open plan for seating and service area , with two WC's at the back which also leads to an outdoor area. In addition to the ground floor, is a basement which has canopy extraction installed and gas points already in place for connection to ovens etc.

Key Information

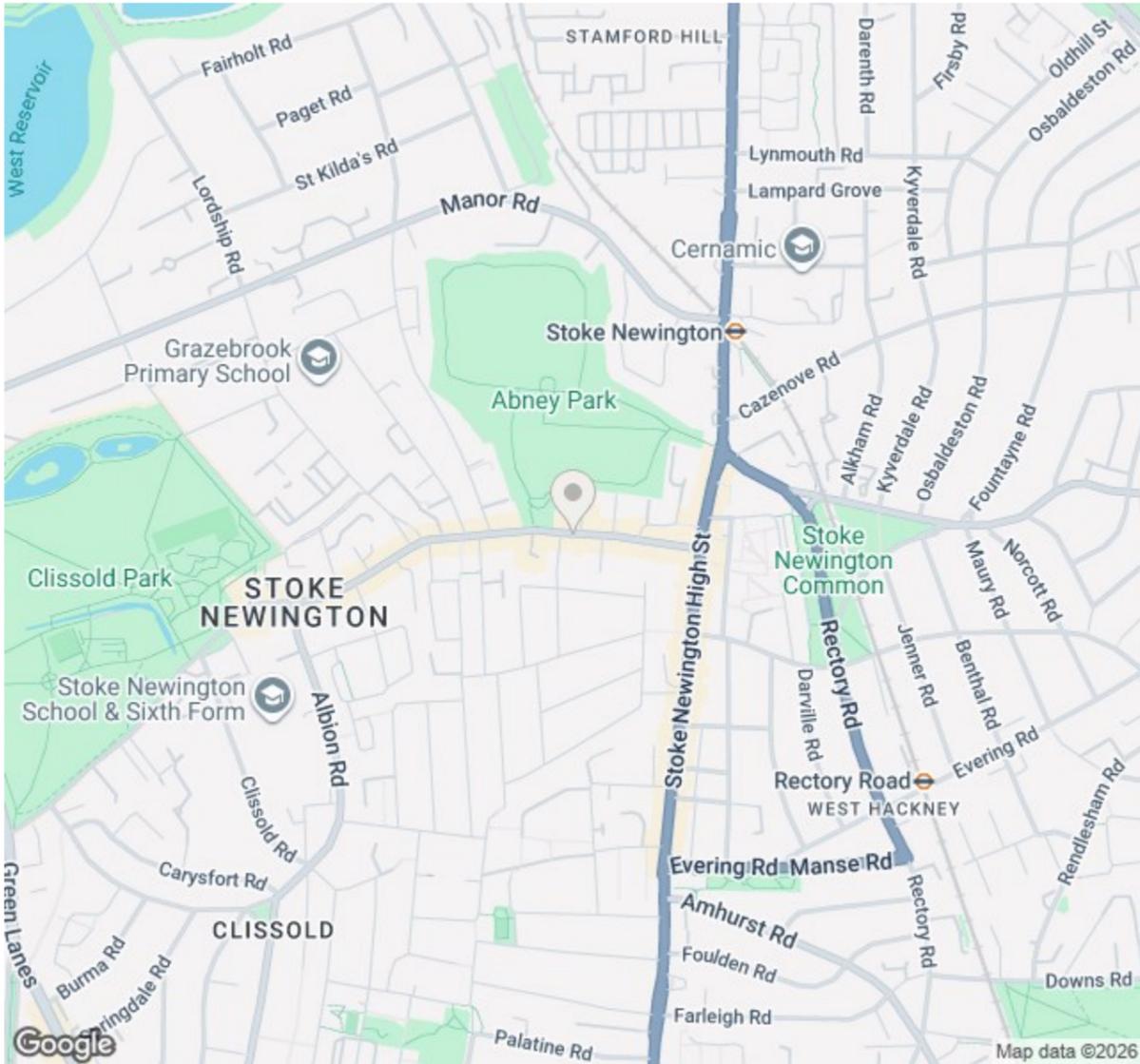
Floor Area - 1,167 sq. ft

Class E

New Lease Offered

Full Repairing & Insuring Lease

Incoming Tenant Bare Landlord Legal Costs



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