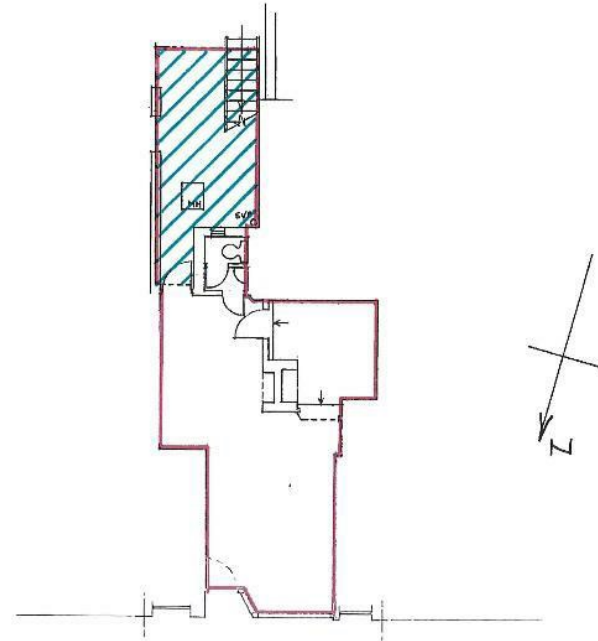
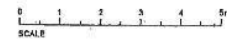


177, Stoke Newington Church Street, London N16 0UL

Ground floor plan

Scale 1:100



STOKE NEWINGTON CHURCH STREET



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	

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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.

£25,000 PER ANNUM

- Ground Floor Premises
- Retail Use
- 307 sq. ft
- Prime location
- Low lease
- Additional Store Room



About The Property...

Benefitting from a prominent position on Church Street, amongst a collection of well established, independent retailers , this ground floor premises offers 307 sq. ft internal floor space with a mainly open plan layout, followed by a W/C and an additional store room to the rear.

Current Rateable Value - £19,500

Rates Payable - £9,730.50

Key Information

New Lease - term to be negotiated

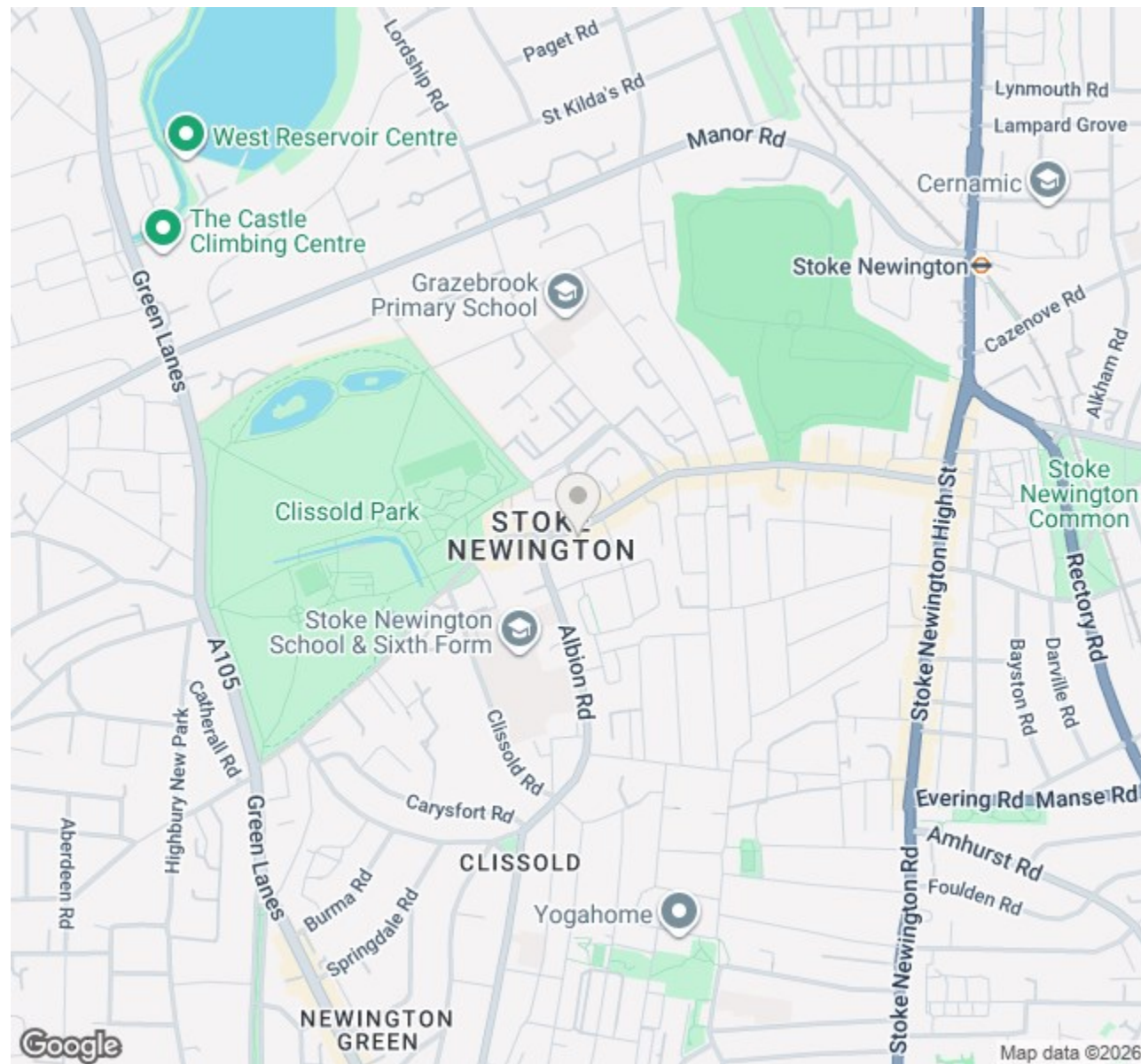
Rent Deposit - a minimum of 3 months

Costs - incoming tenant to cover landlords legal costs (capped at reasonable amount)

Current Rateable Value - £19,500

Rates Payable - £9,730.50

Costs - Incoming tenant to bare landlords legal costs (capped at reasonable amount)



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