



STIRLING  
ACKROYD

**TO LET**

**147 Stoke Newington  
High Street, London, N16  
ONY**

**2,285 sq ft**

**Prime Retail Unit - Stoke  
Newington, N16**



**VIDEO TOUR**

**stirlingackroyd.com**



## Description

This is an ideal opportunity for a variety of retail occupiers to secure a prime spot in Stoke Newington, N16.

The attractive bright open plan unit is arranged over ground floor and basement and also offers an attractive rear garden/outdoor space. The floor areas divided as follows: ground floor 1,397 square foot, basement 888 square foot, totalling 2,285 square foot of internal gross space. Further to this is 561 square foot of rear garden/outdoor space. The space also offers a fully fitted kitchen to the rear of the ground floor as well as WCs on each floor.

The Property benefits from gas supply, 3 phase electricity supply, basement with full sound proofing and sump pump and fitted with both burglar and fire alarms.

New lease terms to be negotiated direct with the Landlord. All leases subject to a minimum 3 month rent deposit and rent due quarterly in advance.

The property benefits from Use Class E of the Town & Country Planning (Use Classes) Order. Business Rates - The unit benefits from 75% rated discount for 2024/2025.



## Location

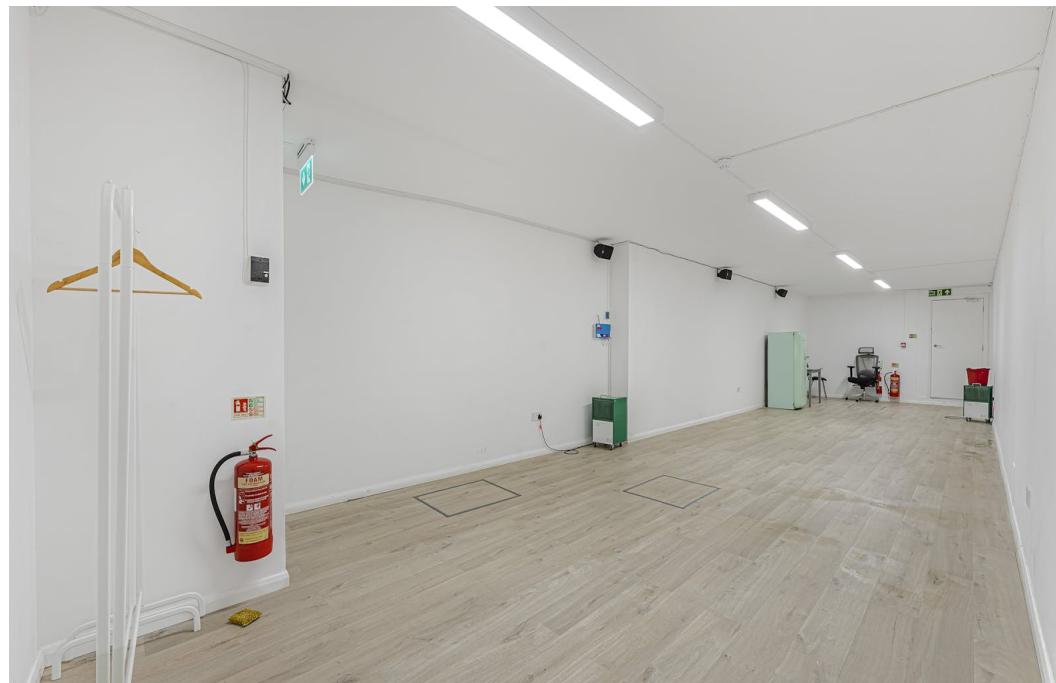
The unit is situated on Stoke Newington High Street (A10) - just south of the junction with Stoke Newington Church Street.

This section of Stoke Newington High Street is an established retail and food/beverage destination. Nearby occupiers include Post Office, Franco Manca, Harvest, Pret-A-Manger, Costa Coffee and Sports Direct.



## Key points

- Ground floor 1,397 square foot plus basement 888 square foot - Total 2,285 square foot
- Rare attractive garden space - 561 square foot
- New Lease - available now - flexible lease terms considered
- Ideal retail opportunity in thriving diverse fashionable Hackney location
- Rent - £45,000 per annum exclusive
- Fully fitted kitchen plus w/c/s on both floors
- This is an established successful POP UP, gallery and event space - <https://www.instagram.com/stokeypopup/>
- Prime location in Stoke Newington, HACKNEY



## Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (83)

## Viewing & Further Information



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