



**STIRLING  
ACKROYD**

**FOR SALE**

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

2,285 sq ft

Stoke Newington -  
Freehold sale



**VIDEO TOUR**

**stirlingackroyd.com**





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## Description

This is an ideal opportunity to secure a rare freehold building in the heart of Stoke Newington. The building is configured as a vacant ground floor and basement retail unit plus two upper floors. Please note, the two upper floor flats have been sold off and the sale is subject to the benefit of 2 x Ground Rents (Ground Rent of £150 pa each - a total of £300 per annum)

Commercial unit details include an attractive, bright, open plan unit arranged over ground floor and basement which also benefits from an attractive rear garden/outdoor space. The commercial unit floor areas are divided as follows: Ground floor 1,397 square foot and basement 888 square foot, totalling a gross internal space of 2,285 square foot. The external area provides a further 561 square foot of space. The commercial space also offers a fully fitted kitchen to the rear of the ground floor as well as WCs on each floor.

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.

The commercial unit is currently being advertised on the market at a rent of £49,995 per annum (February 2024)  
Permitted Use - Class E of the Town & Country Planning (Use Classes) Order.



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## Location

The building 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.

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## Key points

- Ground floor 1,397 square foot; basement 888 square foot - Total 2,285 square foot
- Available now
- Vacant commercial unit plus residential
- Attractive rear garden/outdoor space of 561 square foot
- Prime location mixed use building
- Fully fitted kitchen







## Rents, Rates & Charges

Price	£849,995.00
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (83)

## Viewing & Further Information



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