

**Salter
Rex** LLP



**BUSINESS AND LEASE FOR SALE
STOKE NEWINGTON HIGH STREET
N16 7NY
APPROX. 140 M²
(1506 SQ. FT.)**

LOCATION:	Property is situated on Stoke Newington High Street (N16) corner of Brooke Road in the London Borough of Hackney, Stoke Newington is densely populated residential area, in between Stamford hill and Dalston. The Property is in a busy and highly desirable location along the main road A10.
THE PREMISES:	The Property is over ground and basement floors providing ancillary Retail patisserie/Bakery and preparation area on ground floor level facing Stoke Newington High Street with built in Fridge with storage facilities in the basement, bakery also benefits from seating facilities for 13 persons with loading and unloading doors located on Brooke Road to the side of the property.
EPC:	C 62
MEASUREMENTS:	The Property Measures Approx (Gross 1506 Sq. Ft) over Ground and basement floors.
PREMIUM:	£85,000 + Stock
LEASE TERM:	Assignment of lease exp: 2042
VIEWING:	Only by appointment through the Sole Agent as below:
PLANNING:	The ground And Basement floor retail unit benefits from permission Class E.
AML:	Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

MISREPRESENTATION ACT 1967

Salter Rex llp for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars do not constitute, nor constitute any part of an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex llp, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.

Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Vendor or Lessor does not make or give and neither Salter Rex llp nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.