



Ground Floor

81B Stoke Newington High Street, Stoke Newington, N16 8EL

983 sq. ft. Ground Floor
Class E Premises To Let in
Stoke Newington High
Street.

983 sq ft
 (91.32 sq m)

- Suitable for Restaurant Use
- Inside Act of 1954
- New Lease
- Situated Within Retail Parade
- Self-Contained
- Class E
- Available Immediately
- £15K Premium

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Summary

Available Size	983 sq ft
Rent	£28,000 per annum
Rates Payable	£16,092.75 per annum (up to 70% DISCOUNT) - Retail Hospitality & Leisure Relief Scheme Applicable
Rateable Value	£32,250
Service Charge	N/A
VAT	Not applicable
Legal Fees	New Tenant will be liable for Landlord's solicitor fees.
EPC Rating	B (41)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground	983	91.32	£28,000 /annum
Total	983	91.32	

Description

A ground floor, self-contained retail premises. The unit is approx. 983 sq. ft. overall. It benefits from natural light, CCTV, and a security roller shutter. The premises is suitable for alternative uses. Ideal for a nail salon and restaurant.

Location

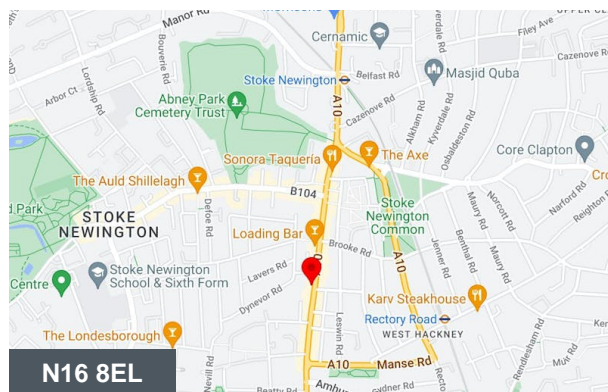
The property is located on the Eastern side of Stoke Newington High Street and is centrally positioned within a retail parade. Stoke Newington is a busy area with a mix of national and local retail, restaurant, and leisure operators. The property has excellent transport links nearby, with Stoke Newington station only a short walk away.

Terms

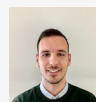
A New Lease is to be generated which will be contracted inside the Act 1954.

Premium

A £15,000 premium is being sought for the fixtures and fittings and in respect of the property's location.



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

Energy performance certificate (EPC)

81b Stoke Newington High Street LONDON N16 8EL	Energy rating	Valid until: 9 August 2030
	B	Certificate number: 0410-0630-9192-7523-6002

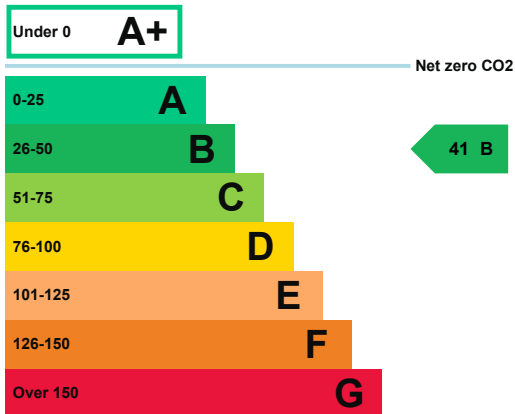
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	67 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	39.67
Primary energy use (kWh/m ² per year)	232

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0627-2639-9540-4100-1003\)](/energy-certificate/0627-2639-9540-4100-1003).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	M M Rauf
Telephone	07878 466 055
Email	muj_is@hotmail.com

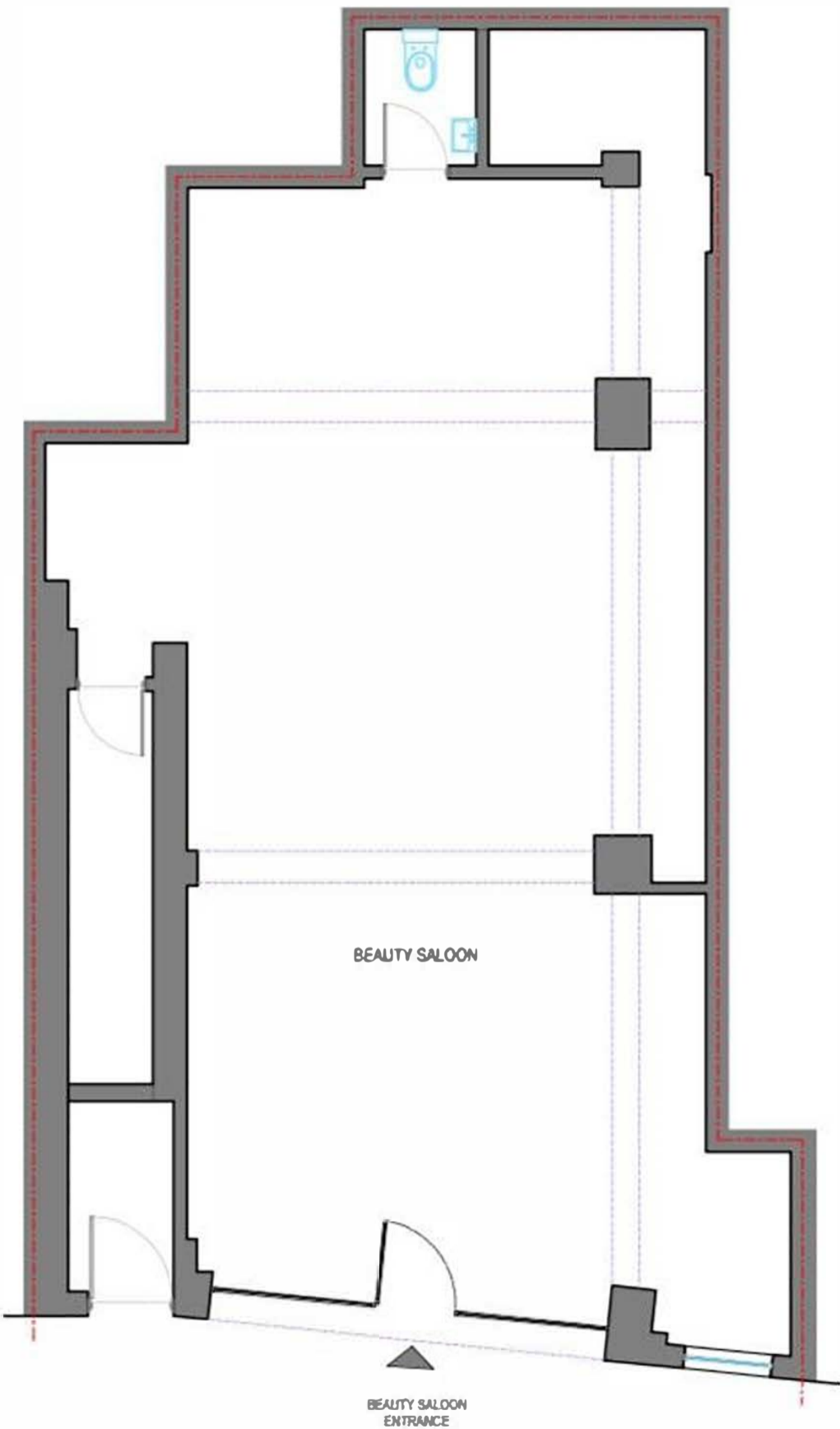
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

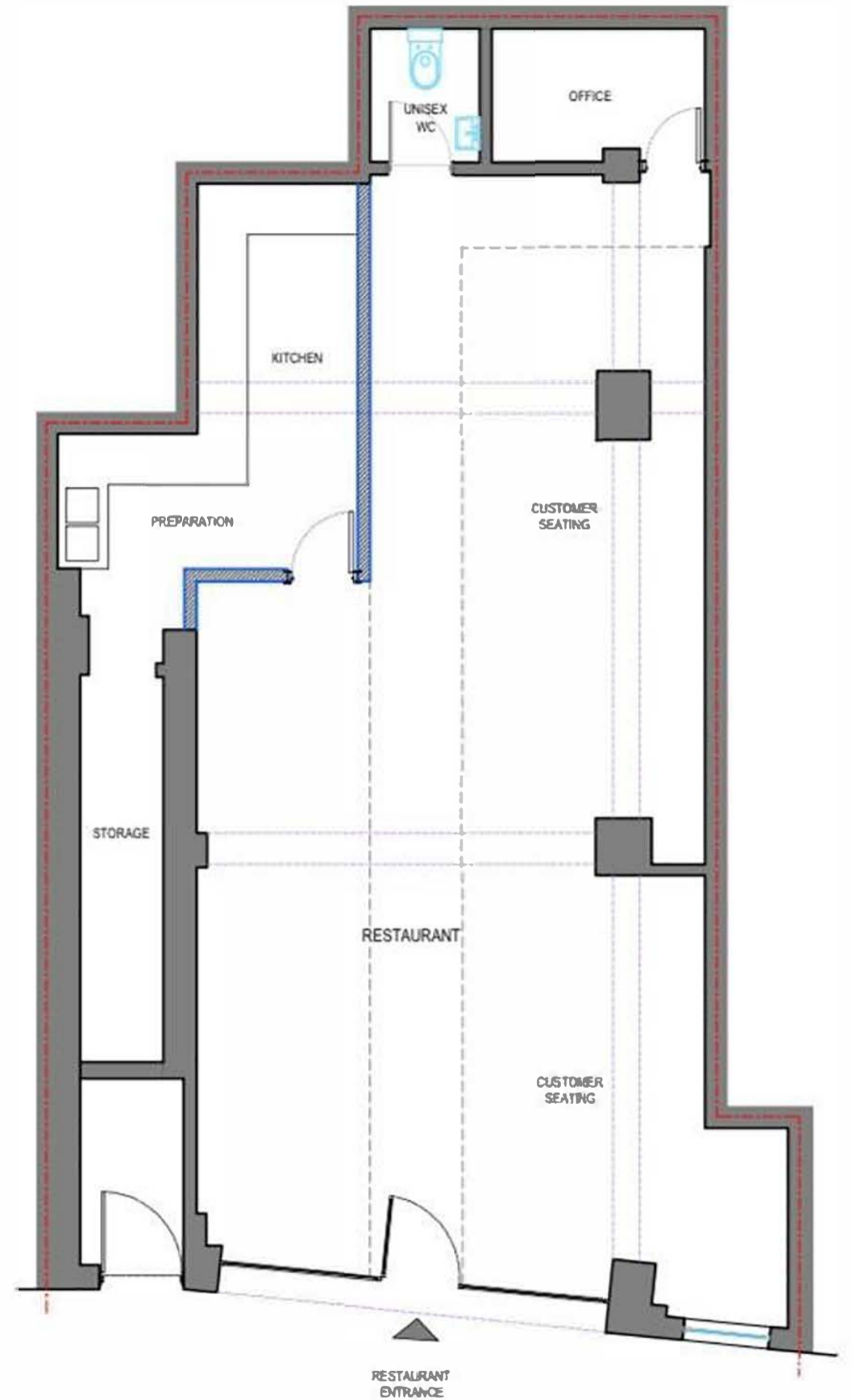
Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001523
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Commercial EPC Ltd
Employer address	www.lepcco.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 July 2020
Date of certificate	10 August 2020



EXISTING GROUND FLOOR PLAN
scale 1:100



PROPOSED GROUND FLOOR PLAN
scale 1:100