

179 STOKE NEWINGTON HIGH STREET

STOKE NEWINGTON, N16 0LH

FOREST
REAL ESTATE

TO LET

1,364 SQ FT

Fully Equipped Restaurant for Sale in Prime Stoke Newington Location

Key Features

- Air Conditioning
- 3.27m Frontage
- Disabled WC
- Fully Fitted Kitchen
- CCTV
- 2.7m Ceiling Height
- Electric Shutter

179 Stoke Newington High Street
Stoke Newington, N16 0LH





Description

A prime located restaurant that benefits from 35 covers. The restaurant is set over ground and basement and was renovated to a high standard.

The property is equipped with fridges, bar fridge, freezers, air conditioning, and CCTV. There's also additional storage and office space within the basement.

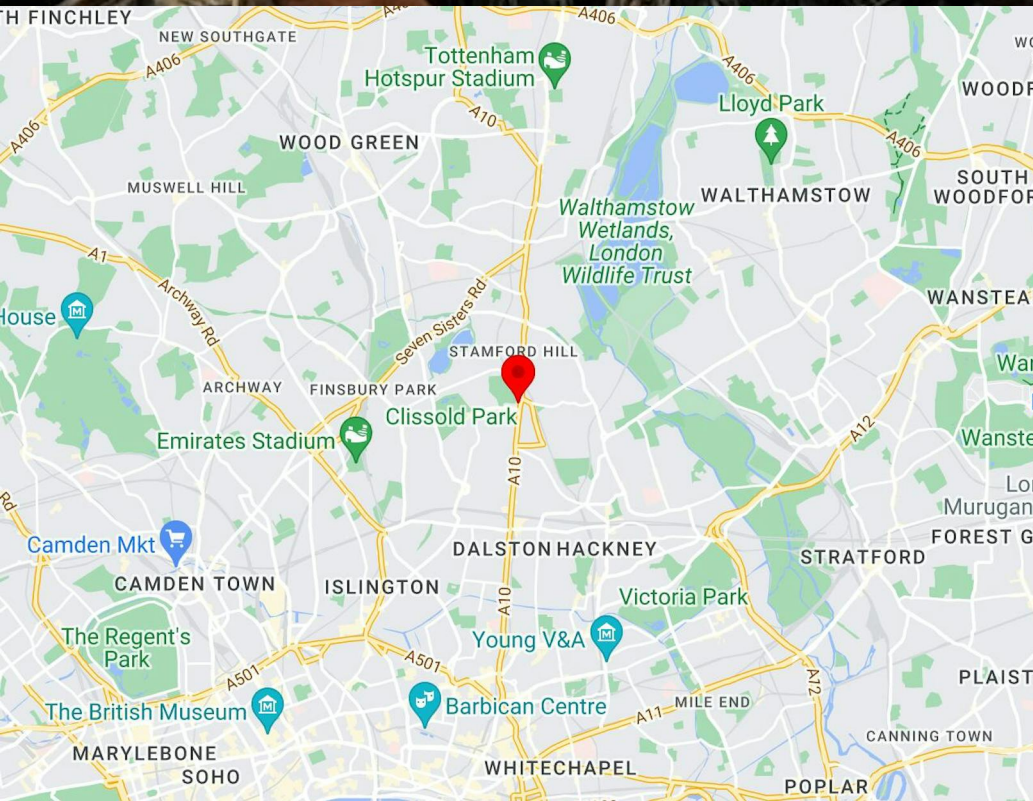
Location

Located on the bustling Stoke Newington High Street, just 0.2 miles from Stoke Newington Station. Nearby occupiers include KFC, Pret A Manger, Costa Coffee, Iceland, and various independent operators.

Premium & Lease

Our client is seeking a premium of £80,000 for the lease, goodwill, and fixtures & fittings.

The property is available by way of a lease assignment, with the current lease set to expire on 1st March 2030. There is a rent review on 1st March 2027.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	920	85.47
Basement	444	41.25
Total	1,364	126.72
Lease	Assignment	
Rent	£27,000 per annum	
Rates	Applicants are to make their own enquiries to The London Borough of Hackney.	
Service Charge	N/A	
VAT	Not applicable	
EPC	D (91)	

Contact

Zach Forest

020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

Casey Okin

020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

18a Victoria Park Square, London, E2 9PB
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

179 Stoke Newington High Street
Stoke Newington, N16 0LH

F O R E S T
REAL ESTATE