

**PRIME HIGH STREET SHOP & BASEMENT**

157 Stoke Newington High Street

Stoke Newington, N16 0NY

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Prime High Street Shop & Basement

To Let

2,891 sq ft
(268.58 sq m)

- Prominent High Street Position
- Within walking distance of Stoke Newington Overground Station
- Prominent Window Frontage
- Electric Security Roller Shutter Door
- Ideal Retail/Restaurant Use

Summary

Available Size	2,891 sq ft
Rent	£49,500 per annum
Rates Payable	£19,087 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Location

The building is situated in a Prime position on the south side of Stoke Newington High Street and close to the junction of Stoke Newington Church Street . Adjacent Retailers include: Sports Direct, Halfords, Iceland Foods and the restaurant chain Cheat Meals. Many other well known retailers and restaurants are within immediate vicinity. The premises are well served with Public Transport, with Stoke Newington (Overground) Station being within a few minutes walk. Numerous Bus routes also serve the area.

Description

Comprises a Ground Floor Shop with rear Storage/Office areas, toilets and kitchen facilities. The premises also benefit from a small Basement Storage area. The Shop benefits from a highly prominent window frontage, external electric roller shutter door. The would ideally suit a Retail and or restaurant User.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	2,302	213.86	Available
Ground - Storage	214.80	19.96	Available
Ground - Toilet/Kitchen	145.50	13.52	Available
Basement	229.50	21.32	Available
Total	2,891.80	268.66	

Rent:

£49,500 pax

Lease:

A new proportional Full Repairing and Insuring Lease to be granted for a term of Seven Years, subject to an upward only Rent Review at the end of the Fourth Year. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Legal Costs:

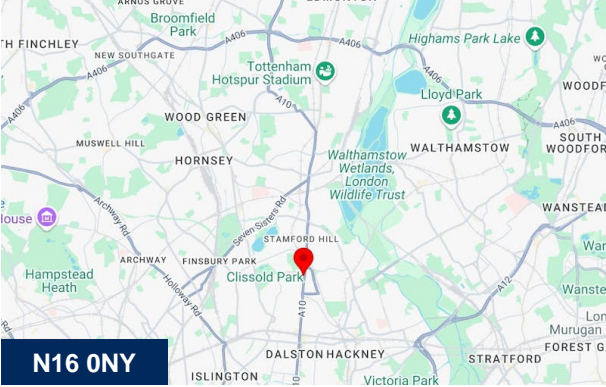
Each party to bear their own Legal Costs.

Identification:

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings:

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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