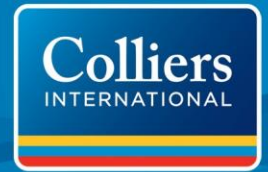


CENTRAL LONDON NEW A3 LEASE – SUBJECT TO PLANNING

London N16 – 147 Stoke Newington High Street



CONTACT US

Staff are unaware of the impending sale, therefore all appointments to view must be arranged via Colliers International or our joint agents Savills;

Kit Alexander
02073 446 558
Kit.alexander@colliers.com

Benjamin Ashe
020 7758 3889
bashe@savills.com



LOCATION

The unit occupies a prominent position on Stoke Newington High Street with Dalston and Kingsland just a short walk away.

Nearby occupiers include Franco Manca and Stoney Bears as well as recent lettings to Dirty Burger, Chicken Shop and Pizza East.

ACCOMMODATION

The premises is arranged over ground floor and basement with a garden to the rear. The unit comprising the following approximate net internal floor areas:

Ground Floor	1,418 sq ft	131.7 sq m
Rear Garden	561 sq ft	52 sq m

TENURE

Available by way of a new lease for a term to be agreed.

RENT

Subject to contract rental offers are invited at £65,000 per annum exclusive of service charge, insurance and VAT.

USE

The property benefits from Use A1 or A3 (subject to planning) of the Town & Country Planning (Use Classes) Order 1987.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£18,000
Multiplier (16/17)	0.484
Rates Payable	£8,712

Prospective tenants are advised to confirm any rating liability directly with the Local Authority (020 8753 6681).

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

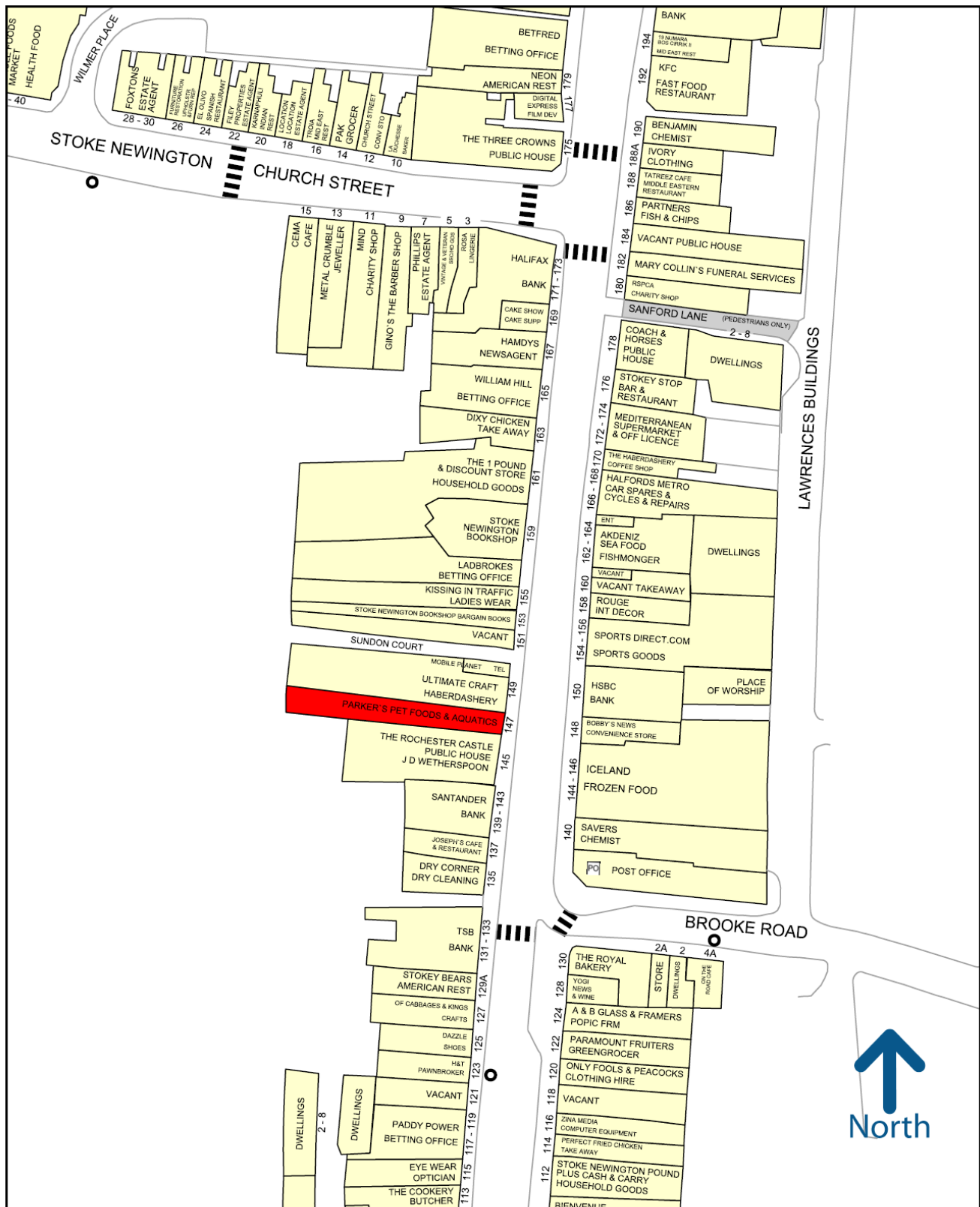
EPC

An EPC certificate is available on request.

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London N16 - 147 Stoke Newington High Street



50 metres

Experian Goad Plan Created: 14/07/2016
Created By: Colliers International



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Property Ref: 1001

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