



28 Stoke Newington High Street

London, N16 7PL

**To let – fabulous retail
showroom space in the
heart of Stoke Newington.**

1,500 sq ft
(139.35 sq m)

- Striking and vast ground and basement commercial unit
- Flexible E Class
- Fully glazed frontage
- Fabulous internal ceiling heights to both floors
- Available immediately
- Outstanding North London retail district

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Summary

| | |
|-----------------------|-------------------|
| Available Size | 1,500 sq ft |
| Rent | £32,500 per annum |
| Rates Payable | £8,038 per annum |
| Rateable Value | £17,250 |
| EPC Rating | Upon Enquiry |

Description

The Ground Floor comprises an exceptional semi-open plan retail space, split into two distinct zones with vast ceiling heights and glazed frontage onto the High Street.

The Basement Floor is accessible via an internal and well-appointed staircase leading to a further generous floor layout with self-contained washroom, ventilation and unusually generous ceiling heights.

This retail unit is offered to the market in superb condition and is AVAILABLE IMMEDIATELY.

Location

Stoke Newington is a vibrant area packed with cafes, restaurants, pubs, bars and shops. This high-grade retail space is situated close to Stoke Newington Church Street, with the woodland areas of Abney Park and the green open spaces of Clissold Park nearby. Dalston, Shoreditch, Newington Green and Lower Clapton are all within easy reach.

There are excellent transport links and Stoke Newington station is a short walk away and runs fast and frequent London Overground services to Liverpool Street or Seven Sisters for connections to the London Underground. A number of excellent bus routes run into central London and the neighbouring Dalston area.

Terms

RENT: £32,500 per annum (exclusive).

TENURE: Leasehold.

RATEABLE VALUE: £17,250 p/a with RATES PAYABLE of approx. £8,038 p/a
We strongly recommend that you verify the rates with the London Borough of Hackney.

RETAIL PREMISES: Use Class E.

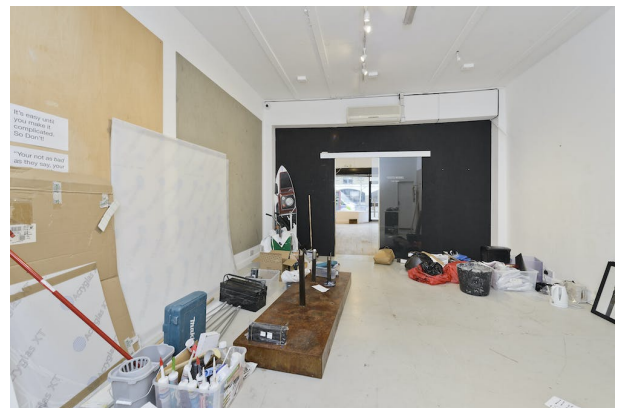
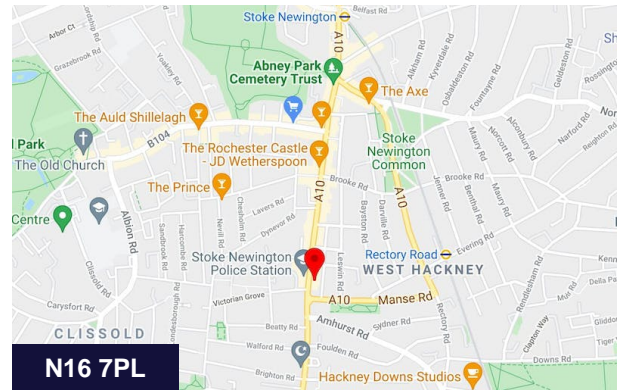
LOCAL AUTHORITY: The London Borough of Hackney.

VAT: Not Applicable.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: A new FRI Lease granted outside the Landlord & Tennent Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

LEGAL COSTS: Each party is to pay their own legal costs.



Viewing & Further Information



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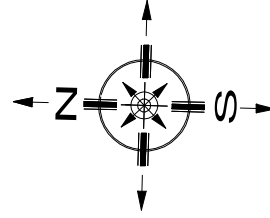
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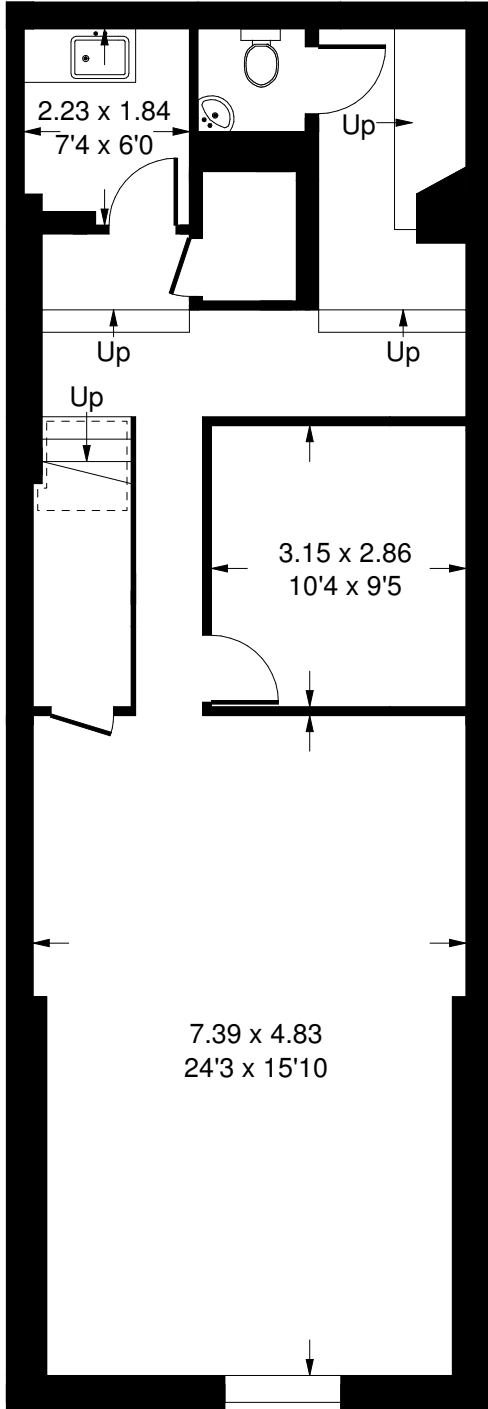
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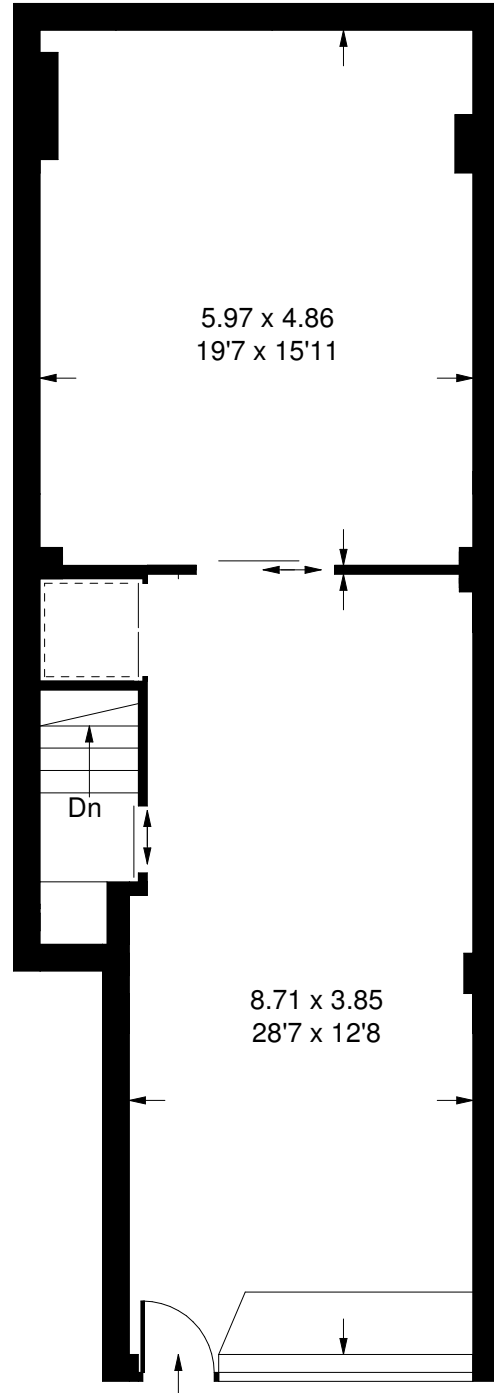
Approx. Gross Internal Area
139.4 sq m / 1500 sq ft



 = Reduced headroom
below 1.5 m / 5'0



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.