



PRIME SHOP TO LET

Short term available

139-143 Stoke Newington
High Street, London
N16 0NY



LOCATION

The property occupies a prime position on the western side of Stoke Newington High Street, close to the junction with Stoke Newington Church Street. Nearby traders include **Pret a Manger, Harvest N16, Franco Manca, JD Wetherspoon, Iceland and Costa Coffee.**

DESCRIPTION

The property comprises a ground floor shop, providing the following approximate dimensions and floor area:

Internal Width	31ft
Shop Depth	50ft
Ground Floor	1,475sqft
First Floor	900 sqft
Rear Yard	220sqft

LEASE

The property is available on a 12 month lease for a term certain to be agreed.

RENT

£40,000 per annum exclusive.

RATING

The property is to be reassessed for rates. Previous Rateable Value from February 2020 was £44,750.

VIEWING

Viewings are to be arranged strictly via this office.

James Peasnell : james@jpretail.co.uk or Sian Fountain : sian@jpretail.co.uk

Tel: 020 7039 0130

