

TO LET

The Bird
Cage 58
Stamford
Hill
Stoke
Newington
London
N16 6XS

£100,000 PER ANNUM



KEY INFORMATION

RENT: £100,000 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to bear their own legal fees

VAT: Property is VAT elected

RATES: Rateable value - £19,500 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VIEWING: Via the owners sole agents PSS Commercial.

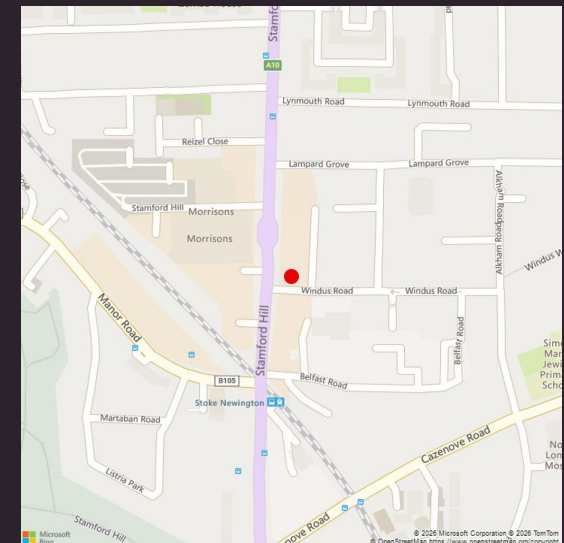
DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING

Currently being commissioned



Paul Simon Seaton
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psscommercial.com

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FEATURES

- Currently Trading as a Traditional Pub
- New Lease
- Popular Location
- Located on major North London thoroughfare

Currently running as a traditional pub with wet and dry sales, although previous occupiers have been predominantly dry sales led. 5000 sq.ft. approx. over ground and and lower ground

Set on the east side of Stamford Hill (A10) at the juncture with Windus Road. Stamford Hill is the main arterial route from the City of London through North London. Stoke Newington Rail Station is a short distance away.



DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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