

Retail/ Medical/ Office (E Class) TO LET



72 Stoke Newington High Street, London, N16 7PA

Shop (E Class) Unit arranged over Ground Floor and Basement

AREA: 1,321 sq.ft (123 sq.m) approx. | RENT: £28,500 PAX

LOCATION:

The property is located on the prime stretch of the busy Stoke Newington High Street opposite Stoke Newington Police Station. This retail pitch is also within close proximity to the popular Stoke Newington Church Street. Stoke Newington High Street benefits from good transport links via regular bus routes and nearby Rectory Road (0.3 miles) and Stoke Newington (0.5 miles) stations. The property has good transport links with bus routes serving the location and metered/ onsite parking available

DESCRIPTION:

The property comprises a Retail Use throughout of approximately 1,321 sq ft arranged over ground and basement floors. The shop benefits from an electric roller shutter, high ceilings, a glazed retail frontage and the landlord will carry out refurbishment works to the unit. The property will be available in the next few months but some time is required to deliver the unit in a refurbished state. the property has been used as a solicitors office for a number of ears but would suit a wide variety of retailers in this strong retailing parade. The property is offered with a new Full repairing lease direct from the freeholder for a term to be agreed at a rental of £28,500 per annum exclusive.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Basement	778	72
Ground Floor	543	50
TOTAL	1,321 sq.ft	123 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Retail (E class) Use
- Glazed Frontage
- New FRI Lease Available
- Roller Shutter
- Busy High Street Location
- Good Transport Links
- To be refurbished by Landlord
- High Ceilings throughout

TERMS: A new Full Repairing and Insuring lease for a term in the region of 10-20 years is available.

RENT: £28,500 PAX

RATES PAYABLE: Interested parties should make their own enquiries with the local authority.

VAT: No VAT

SERVICE CHARGE: To be confirmed.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

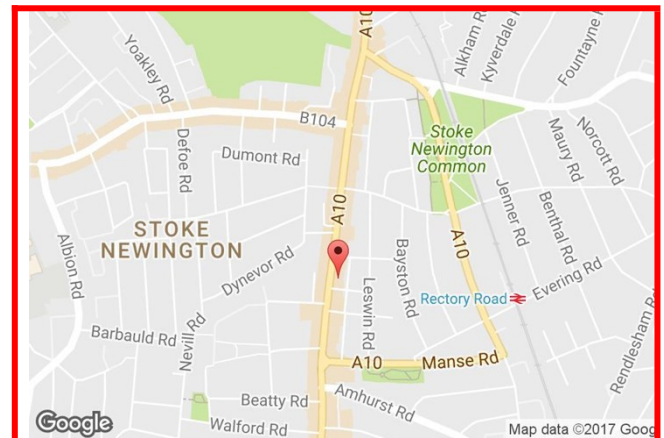
CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course. August 2020



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

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