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SHOP TO LET
A1/A2 USE
139-143 HIGH STREET
STOKE NEWINGTON
N16 0NY

Location

The subject property occupies a prime location on Stoke Newington High Street close to Costa Coffee, The Post Office, Savers, Iceland, Sports Direct, Halfords, Franco Manca and Ladbrokes.

Description

The property comprises a ground floor lock-up shop with rear yard.

Accommodation

The property has the following approximate dimensions and floor area:-

Gross frontage	10.90 m	35 ft 9 ins
Internal width	9.40 m	30 ft 9 ins
Shop Depth	13.10 m	43 ft 1 in
Ground Floor	130.30 Sq. m	1,402 Sq. ft

We were unable to gain access to the unit on the date of inspection so the floor areas have been provided by the joint agents.

Rent

Rental offers are invited, exclusive of all other outgoings and VAT (if applicable).

EPC

Details available upon request. Rating - C 71.

Rates

Zero payable until 1st April 2021 due to the Government Covid-19 tax break.

Prior to that the VOA website shows a Rateable Value of £44,750 and for rates payable from 1st April 2021 please refer to the Local Charging Authority, London Borough of Hackney – 020 8356 3466.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment **brasierfreeth.com**

Ivan Everitt
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Or joint agents:-
DMA - Mitchell Davidson
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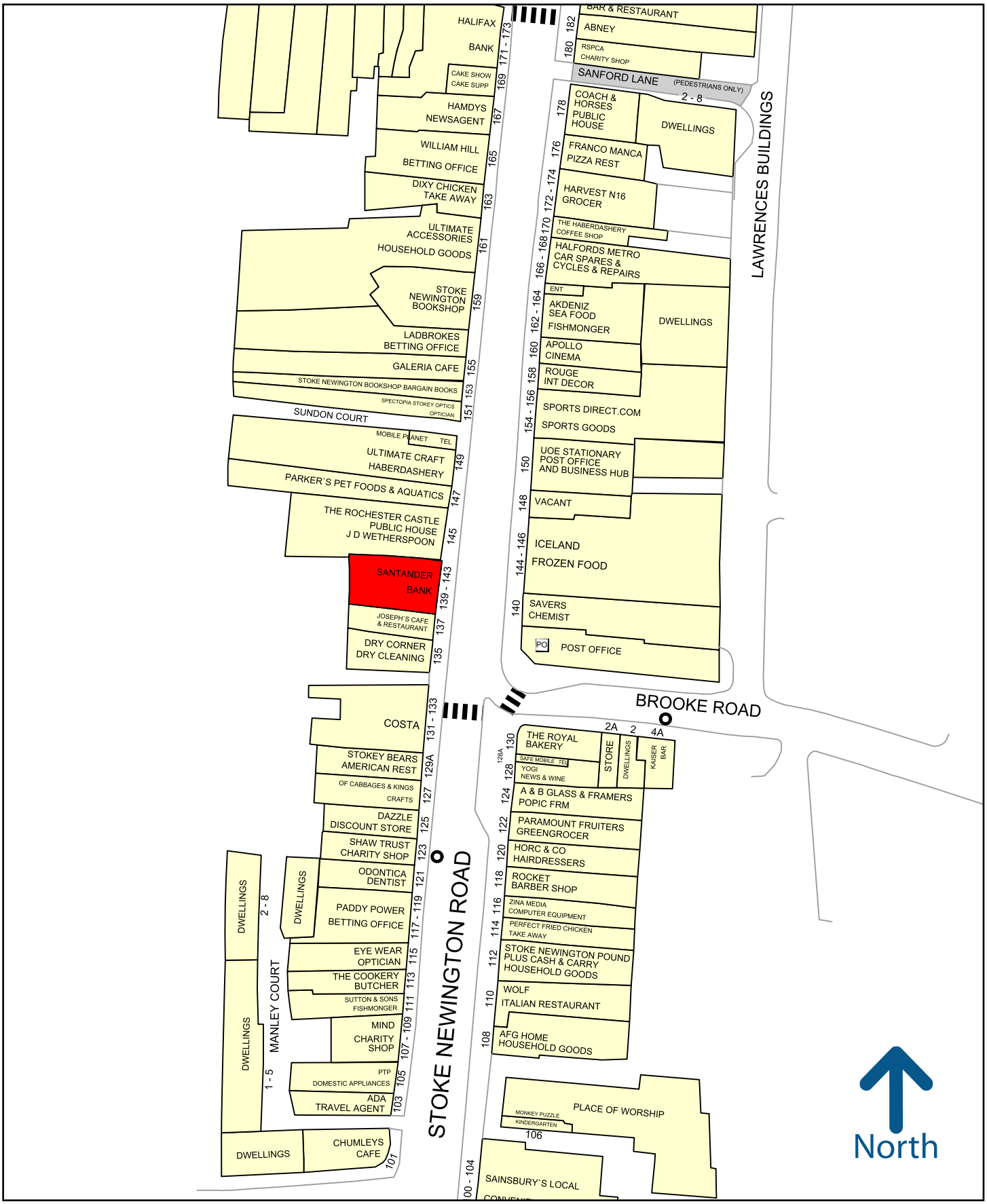
These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. Regulated by RICS.

Stoke Newington



50 metres

Experian Goad Plan Created: 07/06/2018
Created By: Brasier Freeth

Map data

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