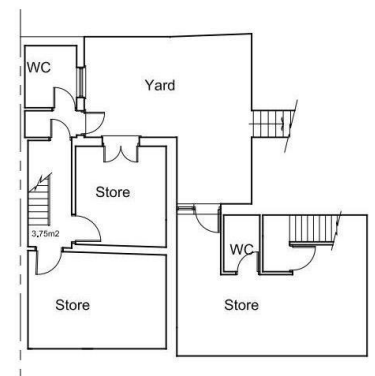
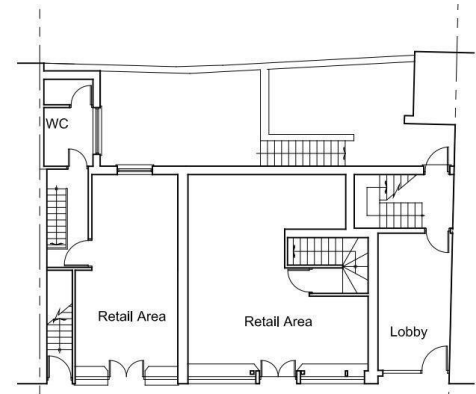


## New Retail Units To Let

# 148-154 Stoke Newington Church Street, London, N16 0JU



## TO LET

### Various Sizes Available

#### LOCATION:

Stoke Newington Church Street connects Stoke Newington High Street (A10), a busy arterial route into The City, with Green Lane (A105).

The area is served by Rectory Road and Stoke Newington railway stations, which connect with Liverpool Street Station, as well as numerous bus routes.

The property is located in the heart of Stoke Newington Church Street, an attractive and sought after London "village" location characterised by a range of independent and boutique occupiers including Meat N16, Hub, Olive Loves Alfie, Borough Wines and Nook to name but a few. There are also a few national operators such as Nandos, Foxtons and Whole Foods Market.

Cont'd

## 148-154 Stoke Newington Church Street, London, N16 0JU

### DESCRIPTION:

The property is a new mixed-use development comprising commercial space on the ground floor and basement with two residential units above. There is an outside area to the rear of the property which is to be shared by all occupants.

The basement space within unit 2 is suitable for sales space. It is not possible to amalgamate the units.

Only interest from boutique/independent operators will be considered.

### AMENITIES:

- Prominent Location
- Extensive Shopfront
- Class A1 use

### AVAILABILITY:

UNIT	SIZE SQ FT	SIZE SQ M	RENT PSF	RENT PAX
Unit 1	803.00	74.60	£43.59	£35,000.00
Unit 2	772.00	71.72	£51.81	£40,000.00

### TENURE:

The units are available to rent by way of a new FRI lease offering flexible terms. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

**VAT:** The premises are elected for VAT.

**RATES PAYABLE:** This is a new development with rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.

**EPC:** TBC

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

**VIEWING:** By appointment with sole agents CF Commercial

**SERVICE CHARGE:** TBC



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