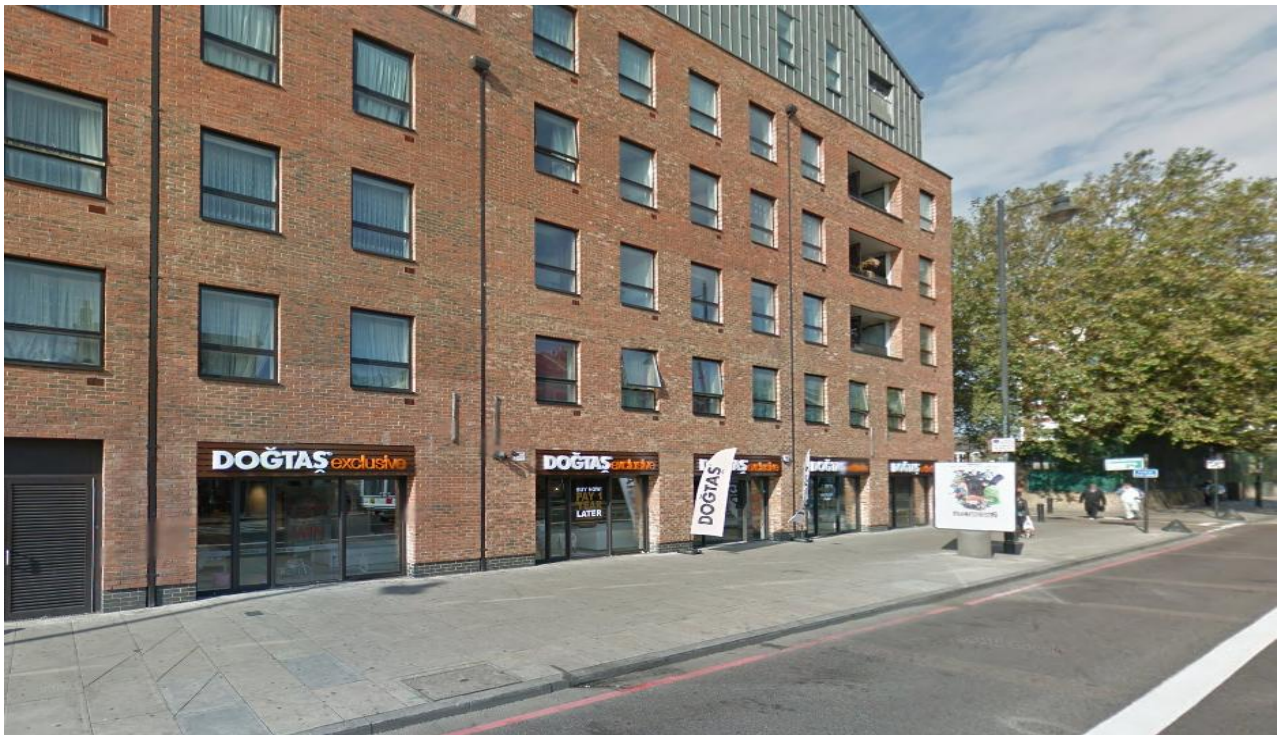


**EXTENSIVE RETAIL PREMISES
TO LET**

5,180 Sq Ft (481 Sq M)

STOKE NEWINGTON ROAD, LONDON N16



LOCATION: The property occupies a prominent position on the West side of Stoke Newington Road at the junction with Barrett's Grove within a busy main road location. Transport links are convenient with Dalston Kingsland and Dalston Junction Rail Stations (London Overground) both being within walking distance. Numerous bus routes also serve the area.

DESCRIPTION: A substantial retail/showroom premises on ground floor. Loading to the unit is via Barrett's Grove. Parking for 2 cars is available.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

| | | |
|-----------------------|--------------------|-------------------|
| Ground Floor | 5,180 Sq Ft | (481 Sq M) |
| TOTAL | 5,180 Sq Ft | (481 Sq M) |
| * Gross Internal Area | | |

TERMS:

RENT: £150,000 per annum exclusive

LEASE: A new Full Repairing and Insuring Lease for a term of years to be agreed subject to periodic rent reviews.

RATES: We have been advised that the current business rates payable are £51,200 per annum. However, interested parties are advised to make their own enquiries to the local authority.

LEGAL COSTS: Each party to bear their own legal costs.

EPC: Attached and sent separately.

VIEWING: Strictly by prior appointment through **SOLE Agents** as above.

CONTACT: Mert Seyhan
mert.seyhan@christo.co.uk
020 7482 1203

SUBJECT TO CONTRACT

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