



AVAILABLE - TO LET

63 Stoke Newington Church Street, London N16 0AR

Class E premises 445 sq ft (41.3 sq m)

Offers in the region of £35,000 per annum exclusive

All enquiries to

0203 576 3331

Assemblylycre.co.uk

Assembly.
Commercial Real Estate

63 Stoke Newington Church Street, London N16 0AR

Class E premises 445 sq ft (41.3 sq m)

A.

Location

The property is located on the boutique street, Stoke Newington Church Street, in North London. The street has an eclectic mix of national and independent operators including: Felicity J Lord, Ollie Quin, Jimmy Fairly, Gails Bakery, Children's Air Ambulance, Foxtons, Whole Foods Market and more.

Description

The unit is currently part of a double fronted unit occupied by Next Move Estate Agents. They plan to vacate one side of the unit which will then be fully self-contained to provide a new shop, completely separate with its own entrance, W/C's, electrics etc. The estate agent will also move their signage to the next door unit.

Terms Available to rent on a new lease direct from the landlord for a term to be agreed

Rent £35,000 per annum exclusive

Business Rates for 2025/2026 To be reassessed as they are currently for the double unit.

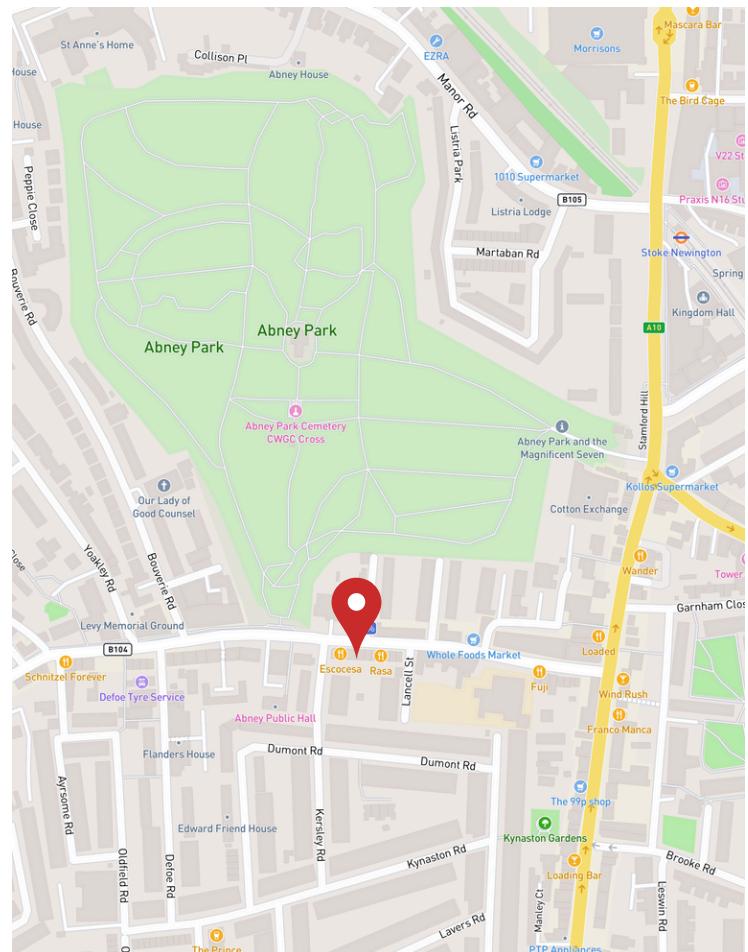
Building Type Class E

VAT The premises are not elected for VAT

EPC Rating C-66

Size (all measurements are approx NIA)

Ground floor - 445 sq ft (41.3 sq m)



Contact Owners Sole Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Jamie Mackenzie

07533 348 479

jamie@assemblycre.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.