



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

Assemblycre.co.uk

Assembly.

Commercial Real Estate

63 Stoke Newington Church Street, London N16 0AR

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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 it's 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.

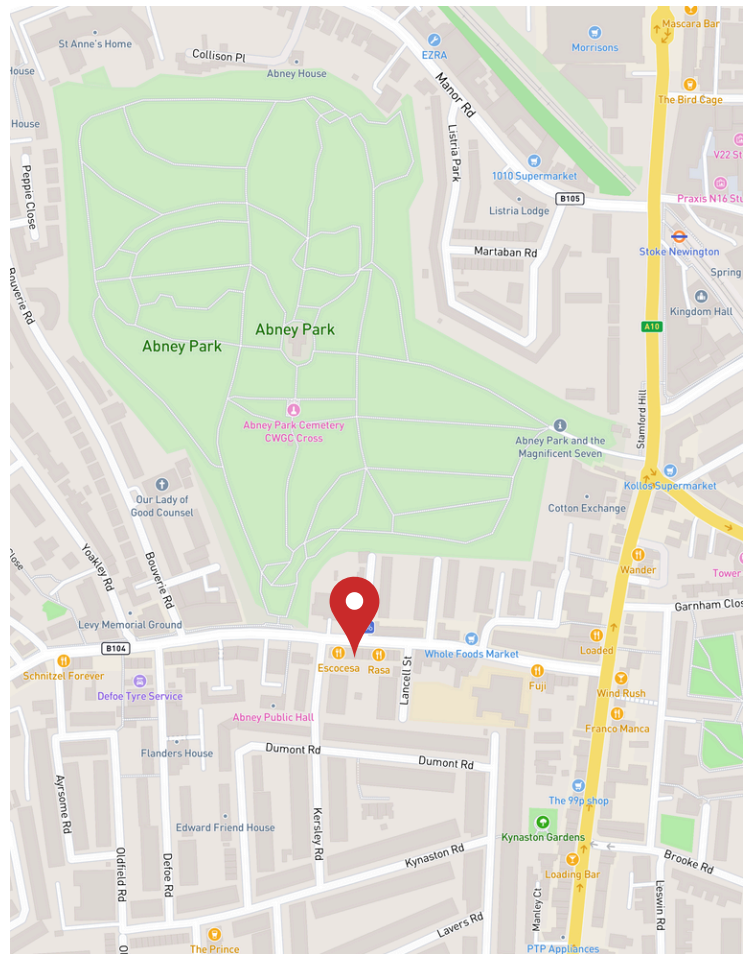
Building Type Class E

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