



FOR SALE - FREEHOLD CLASS E INVESTMENT

31 Stoke Newington Church Street, London N16 0JU

Class E premises 729 sq ft NIA

Current income of £37,750 pax

Price Offers in the region of £525,000 for the freehold retail investment

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

31 Stoke Newington Church Street, London N16 0NX

Class E premises 729 sq ft NIA



Location

The unit is located on Stoke Newington Church Street, opposite the junction with Wilmer Place. The local area is predominantly residential and benefits from a good number of boutique and national operators on the street.

Neaby occupiers include Foxtons, Whole Foods Market, Mind and Pret A Manger.

Description

The unit is arranged over ground floor and basement, occupying an end of terrace position.

Tenure

Freehold.

The residential upper parts have been sold off on a long leasehold from January 2014, at a ground rent of £250 per annum. This doubles every 25 years.

Price

Offers in the region of £525,000, which represents a Net Initial Yield of 6.86%, after deducting purchaser's costs.

Building Type

Class E use

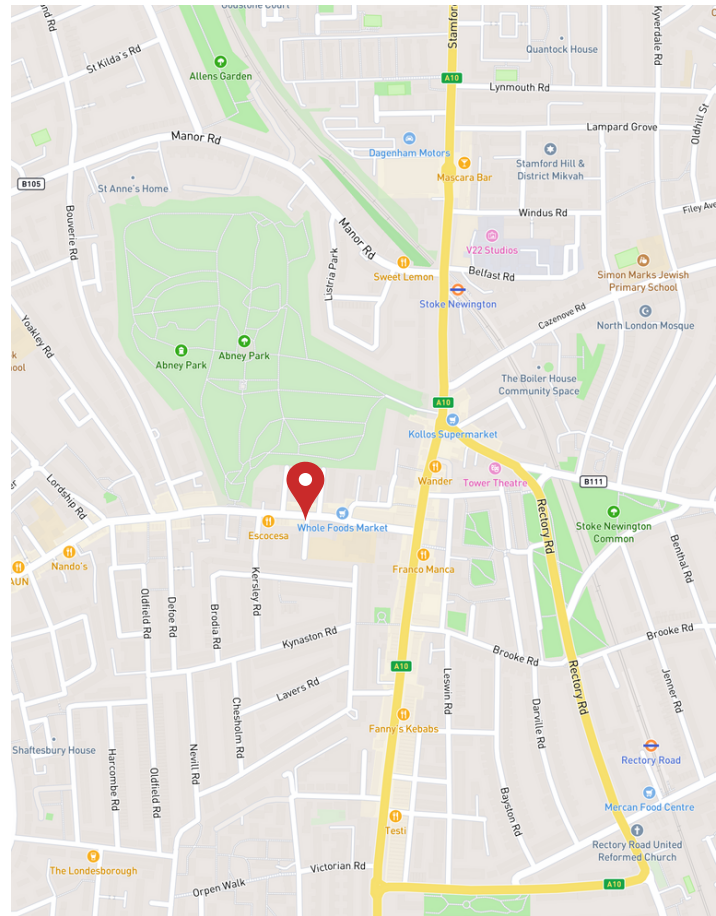
VAT

The premises are not elected for VAT

EPC Rating B-27

Tenancy schedule

Address	Tenant	Use	Size	Lease start	Lease end	Review pattern	Rent	Comment
31 Stoke Newington Church Street	The Air Ambulance Service Trading Limited	Class E	356 sq ft ground floor 373 sq ft basement	25/10/2013	24/10/2028	5 yearly	£37,500 pax	There is a photographic schedule of condition
31a Stoke Newington Church Street	Private	Residential	Unknown	TBC	TBC	25 yearly	£250 pa	
Total			729 sq ft				£37,750 pax	



Contact Owners Sole Agents

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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.