



179 STOKE NEWINGTON CHURCH STREET
LONDON N16 0UL

TO LET

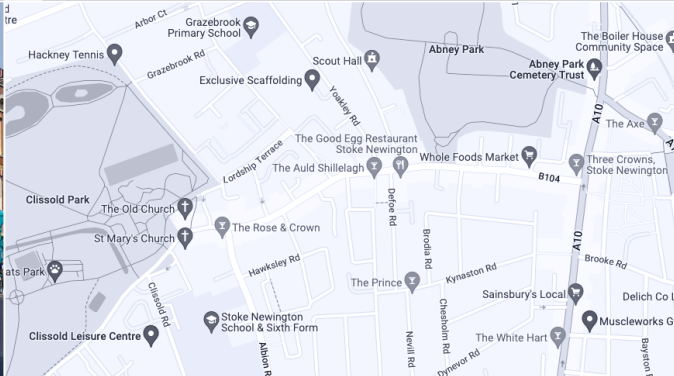
CLASS E RETAIL/RESTAURANT WITHIN LONDON VILLAGE LOCATION



The property is a former Chinese restaurant, set over basement, ground and two upper floors, suitable for extensive and sympathetic restoration. The available premises would make a great opportunity for a retail, restaurant or bar operator to make their mark in an established and dynamic village location within North London.

LOCATION

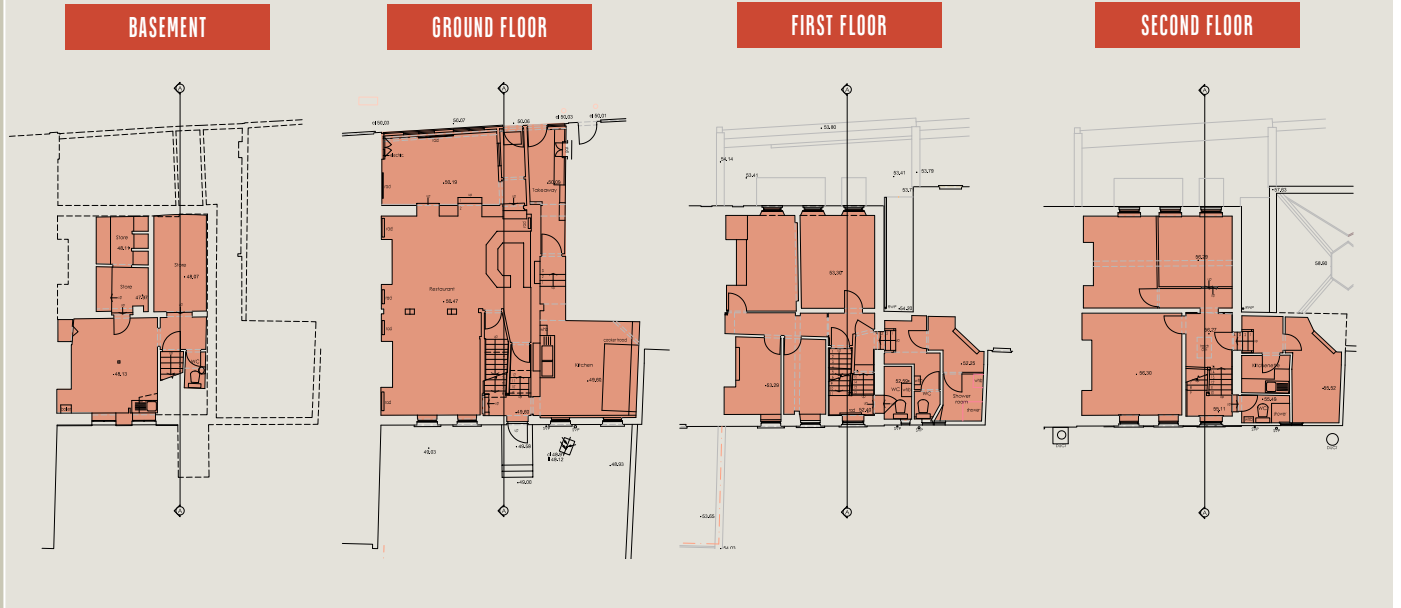
The property is located on the fashionable Stoke Newington Church Street, a village-like residential part of North London, with nearest overground stations being Stoke Newington, Rectory Road, and Manor House and Arsenal stations (Piccadilly). The busy high street is a draw for independent F&B occupiers including: Stokey's Delicatessen, The Spence Bakery, Sapid Coffee, Made in Little France, Ribbons & Taylor, Aun Japanese Tapas, The Parlour Bistro, Joice Café, Petit Coin, The Rose & Crown public house amongst others.



ACCOMMODATION

The property is a mid terrace period Grade II listed building over basement, ground, first and second floors, with period features throughout including fireplaces and sash windows. The property is in need of a full refurbishment and fit out, but could make an excellent restaurant or bar.

| FLOOR AREAS | FLOOR | SQ M | SQ FT | DESCRIPTION |
|--------------|--------------|-------------|-------|-----------------|
| | Basement | 41.6 | 448 | Storage |
| | Ground | 106.2 | 1143 | Trading |
| | First | 71.0 | 764 | Trading |
| | Second | 71.0 | 764 | Staff / storage |
| TOTAL | 238.8 | 3119 | | |



LEASE

A brand new lease direct from the Landlord will be available on terms to be agreed between the parties.

RENT

Upon Application to named parties only.

BUSINESS RATES

The property has not been occupied for a number of years and therefore will require reassessing pending works and occupation.

LEGAL COSTS

Each party to bear their own legal and professional costs.

PLANNING

Listed Building:

The property is Grade II listed and therefore all works will need to be carried out sensitively and in accordance with listed building consent.

Click the link below for more details:

EPC

As the property is Listed, we understand the property may be exempt from an Energy Performance Certificate. To be confirmed upon application.



All viewings are by prior appointment from the Landlord's sole agents, May & Company:

SAMUEL MAY

E samuel@mayandcompany.co.uk

T 020 3503 0635

M 07742 256873

MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

179 STOKE NEWINGTON CHURCH STREET | LONDON | N16 0UL