

**8 Cazenove Road
London
N16 6BD**

TO LET – Retail (A3) Premises in Stoke Newington, N16.



**Size: 1,283 sq ft Sq Ft (118.9 sq m) Approx. GIA
+ 702 sq ft (65.2 sq m) Rear Beer Garden**

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Location:

The property are located on Cazenove Road, approximately 50 metres from Stamford Hill and 100 metres from Stoke Newington Station. Both Cazenove Road and Stamford Hill have a good mixture of various retailers, restaurants and bars, whilst the local area is predominately residential, interspersed with offices and other commercial uses.

Description:

The property is arranged over ground floor and basement and benefits from male and female W/C's, a kitchen, cellar and a rear beer garden.

Floor:	Sq ft	Sq m
Ground Floor Trading	478	44.4
Ground Floor Kitchen	92	8.5
Ground Floor W/C's	33	3.0
Basement Trading	557	51.7
Staff W/C	27	2.5
Basement Storage	66	6.1
Cellar	30	2.7
Total:	1,283	118.9
External Seating Area	702	65.2

VAT:

The premises are not elected for VAT.

Terms:

The premises are available by way of an assignment of the current tenant's head lease of 20 years which expires in June 2020. The passing rent is £20,000 per annum exclusive and the lease has upwards only rent reviews every 5 years.

Premium:

Offers in The region of £65,000 for the fixtures, fittings and goodwill.

Business Rates:

All interested parties are advised to make their own enquiries.

Legal Costs:

The in-going tenant is to be responsible for the landlord and assignor's legal costs.

EPC:

EPC is available on application.

Viewing:

Strictly by appointment through the assignor's Sole Agents Goodsir Commercial Limited.

Ref: 1950.05.R.JPM.09/2015