

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

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