

NEW INSTRUCTION

TO LET

RETAIL (A1) PREMISES



800 Sq ft (74.3 Sq m) approx. NIA

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

LOCATION

The property is located on the southern side of Stoke Newington Church Street opposite the junction of Wilmer Place situated next door to William Patten Primary School. The premises benefits from good transport links with numerous bus routes serving the area. There is a high footfall passing this parade as it is located in a lively retail and residential area.

DESCRIPTION

The property is arranged over the ground floor and basement. Arranged as a tradable space over both floors.

Floor Areas: (all measurements are approx. on a NIA basis.)

Floor:	Sq Ft	Sq M
Ground:	438 sq. ft	40.7 sq. m
Basement:	362 sq. ft	33.6 sq. m
Total:	800 Sq Ft	74.3 Sq. M

TERMS

Assignment of a 15 year lease from Sept 2013. **At a rental of £32,500 per annum exclusive.**

Premium of £39,000.

USE CLASS

A1 Retail use class.

SERVICE CHARGE

To be confirmed.

VAT

The property is not VAT elected.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

The incoming tenant is to be responsible for the outgoing tenant and the landlord's legal costs.

EPC

EPC is available on request.

VIEWING

Viewings directly through the Landlords Sole Agent:

Goodsir Commercial Ltd.

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