

NEW INSTRUCTION

TO LET

RETAIL (A1) PREMISES ON GREEN LANES



632 Sq. ft (58.74 Sq. M) Appox NIA

9-10 Domingo Street, London EC1Y 0TA

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

LOCATION

The property forms part of a popular, local retail parade on the Eastern side of Green Lanes on the junction with Stoke Newington Church Street. The property is in very close proximity to Cissold park, numerous bus routes serve the area providing direct routes into Central London.

DESCRIPTION

This property is arranged over the ground floor with a unique shape and design. The property is fully equipped for a café user with all appliances and ready to go. The property benefits from a small outdoor seating area.

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

Floor:	Sq Ft	Sq M
Ground:	632 sq. ft	58.74 sq. m
Total:	632 Sq Ft	58.74 Sq. M



TERMS

The landlord has agreed to surrender the existing lease and offered a new 5 year lease within the 1954 Landlord and Tenant act **at a rental of £15,000 per annum. Premium quoting offers in the region of £47,000.**

USE CLASS

Retail (A1) Use class.

SERVICE CHARGE

To be confirmed.

VAT

To be confirmed.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant is to cover the outgoing tenants, the Landlords and their own legal costs incurred in this transaction.

EPC

EPC is available on request.

VIEWING

Viewings directly through the Sole Agent:

Goodsir Commercial Ltd.

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