

# Lot 22

£47,200 Per Annum  
Exclusive

127 Stoke Newington Church Street, Stoke Newington,  
**London, N16 0UH**

Freehold Retail and Residential Investment



## Tenancy and accommodation

# Lot 22

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Exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground Basement	Retail/Ancillary Ancillary	59.74 sq m	(643 sq ft)	R. CHAI t/a Beauty Box	15 years from 06/07/2018 until 05/07/2033	£25,000	06/07/2023 and 06/07/2028
First/Second	Residential (2 bed maisonette)	93.65 sq m	(1,008 sq ft)	R. CHAI	2 year AST from 08/04/2020	£22,200	-
<b>Total</b>		<b>153.39 sq m</b>	<b>(1,651 sq ft)</b>			<b>£47,200</b>	

### Key Details

- Fashionable North-East London location
- Shop let to tenant t/a Beauty Box until 1 July 2033 (no breaks)
- Includes 2 bed maisonette to the first and second floors let on separate AST
- Close to Stoke Newington Overground Station
- Nearby occupiers include Nando's and a number of independent shops, cafe's and restaurants
- VAT-free London Investment

### Location

**Miles:** 0.8 miles south of Stamford Hill  
4 miles north of the City of London  
**Roads:** A10  
**Rail:** Stoke Newington (Overground), Rectory Road (Overground)  
**Air:** London Luton, London City

### Situation

Stoke Newington is a popular suburb in North-East London, approximately 4 miles north of the City. The property is located on the south side of Stoke Newington Church Street, in a prominent position directly opposite Lordship Road. The property benefits from being a short walk to Stoke Newington Overground Station, and nearby occupiers include Nando's and a number of independent shops, cafe's and restaurants.

### Description

The property comprises a three storey building, arranged as a ground floor shop, with basement ancillary accommodation and a self contained two bed maisonette to the first and second floors. The property also benefits from a rear garden.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).



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