Jenkins | Law
Commercial Property Solutions

20 Hanover Street
Mayfair
London W1S 1YR

Tel: +44 (0)20 7440 1840
Fax: +44 (0)20 3478 0363
Web: www.jenkinslaw.co.uk

CLASS E UNIT
TO LET IN
STOKE NEWINGTON

107-109 HIGH STREET, STOKE NEWINGTON, LONDON, N16 0PH

SUBJECT TO VACANT POSSESSION



Location:

The subject property occupies a prominent, double fronted position on Stoke Newington High Street, a busy retail throughfare in North London. Stoke Newington & Rectory Road Station (Weaver Line Services) are located a short walk away from the property, with regular bus services towards Dalston, Shoreditch and Central London.

Nearby occupiers include Sainsburys Local, Iceland, Costa Coffee, Pret a Manger, RSPCA, Savers, Domino's Pizza, Paddy Power, Sports Direct and Tesco Express amongst various well established independent operators.

Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

Ground Floor: **1,075 sq. ft. (99.87 m²)**

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£50,000 per annum exclusive

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

The current rateable value is £41,250 with effect from 1st April 2026 (VOA Link).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

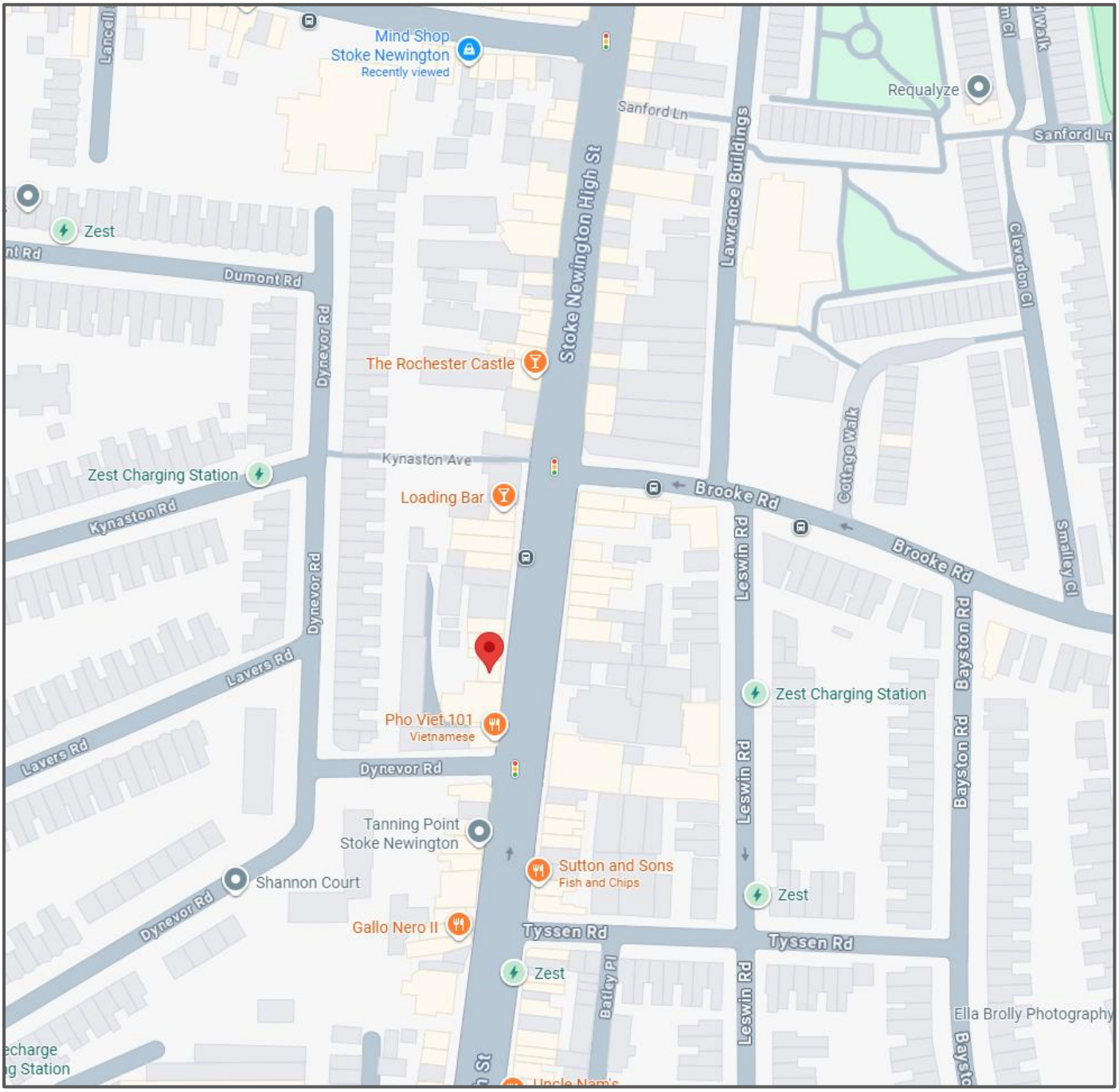
Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Kyle McGuire
kyle@jenkinslaw.co.uk

Location Map:



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