

# Single Storey Retail Investment FOR SALE

- Rented to 'FINJ Juice bar'  
[www.finj.life](http://www.finj.life)
- Income of £22,000 pax
- Rent Reviews 2028 & 2032
- Lease Expires June 2036
- No Breaks
- Attractive Investment
- Offers in the region  
£350,000 (6.13% NIY)

*219 Stoke Newington High Street,  
London N16 0LH*





**Location:**

The premises are located along the main high street of Stoke Newington, at the end of Stamford Hill. Stoke Newington High Street is renowned for its diverse range of independent shops, eateries, and cultural venues, contributing to the area's unique character and community spirit.

The property is well-connected by various public transport options, excellent Bus routes in and out of Central London and train services from Stoke Newington station an approximate 3-minute walk operated by London Overground that offers excellent access to the extensive London Underground network.

**Description:**

A single-storey commercial property with a flat roof affording the following areas:

**Gross Internal Areas**

Internal Width	3.25 m	(10.66 ft)
Shop Depth	8.54 m	(28.02 ft)
Shop	27.75 m <sup>2</sup>	(298.70 ft <sup>2</sup> )
WC	1.72 m <sup>2</sup>	(18.51 ft <sup>2</sup> )

**Tenant information**

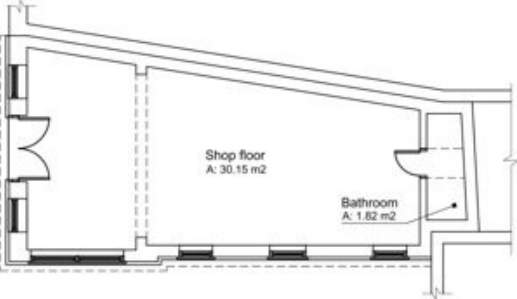
Held on a 20-year lease from June 2016, subject to 4 yearly rent reviews at a passing rent of **£22,000 pax**

**Price:**

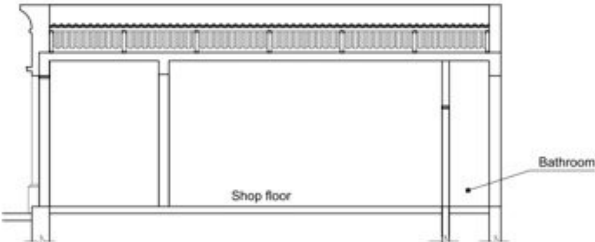
Offers in the region of **£350,000 (6.13% NIY)**, subject to contract for the income-producing freehold investment.







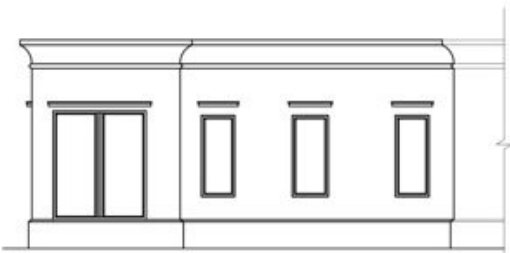
Ground Floor Existing



Section Existing



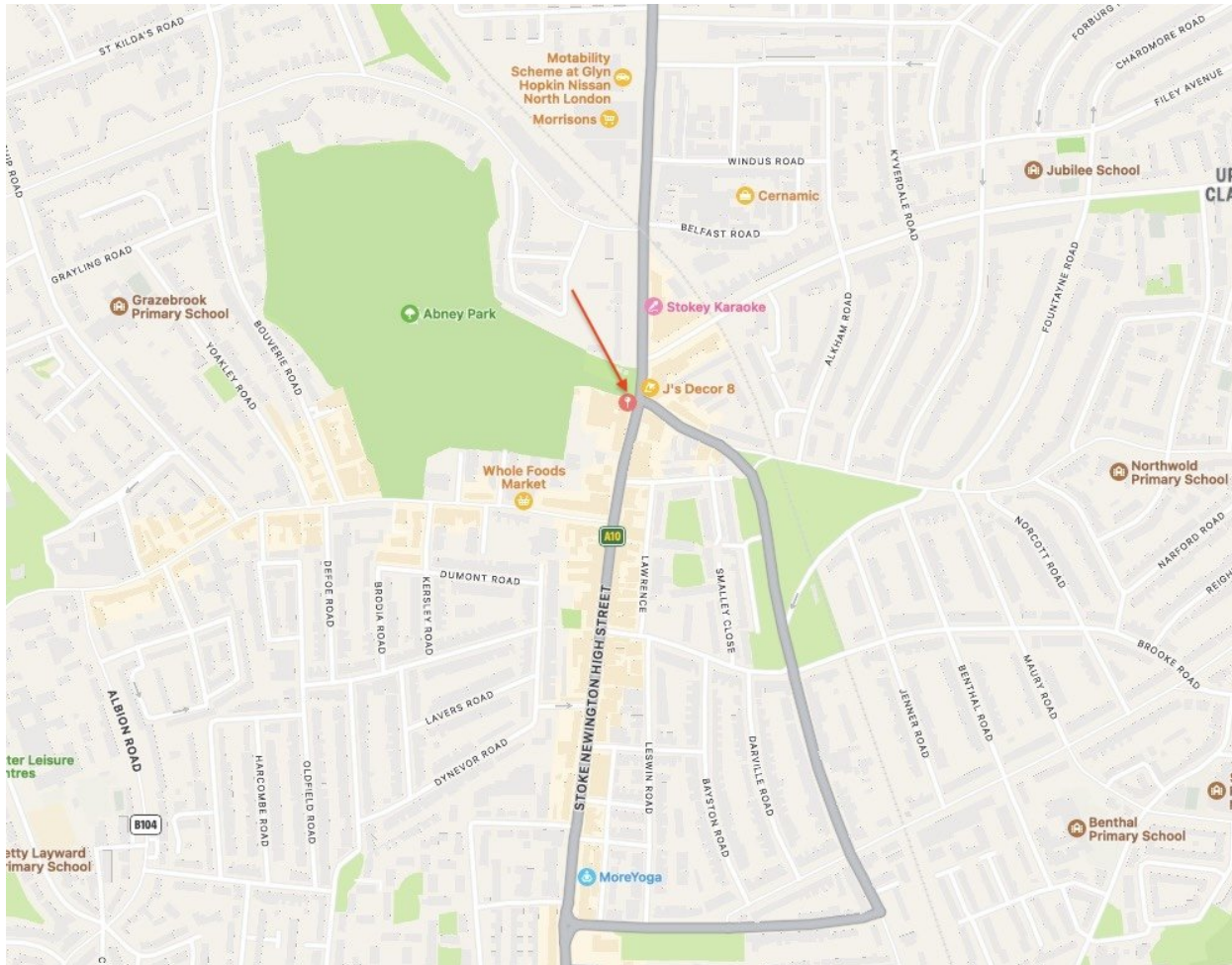
Main Elevation Existing



Side Elevation Existing





**Legal Costs:**

Each party to pay for their own legal fees

**Anti-Money Laundering**

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

**Holding Deposit**

Purchasers wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing strictly by appointment via sole agents**

**Jason Grant**

**020 8506 9900**

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