

Vacant Retail & Basement 999-year Leasehold FOR SALE

- Vacant Possession
- Class E Use
- Ground 30.14 m² (324.42 ft²)
- Basement 37.16 m² (400 ft²)
- ADT Alarm
- Security Shutters
- 999 years from May 2017
- Guide Price £350,000

115 Stoke Newington Road,
London N16 8BX



Location:

115 Stoke Newington Road is located in the heart of Stoke Newington, a vibrant area in North London. It's known for its eclectic mix of independent shops, trendy cafes, and bustling markets. The road itself is lined with Victorian-era buildings, giving it a charming and historic feel. Stoke Newington Road is also well-connected by public transport, with several bus routes and Stoke Newington Overground station nearby, making it easy to access from other parts of London.

Description:

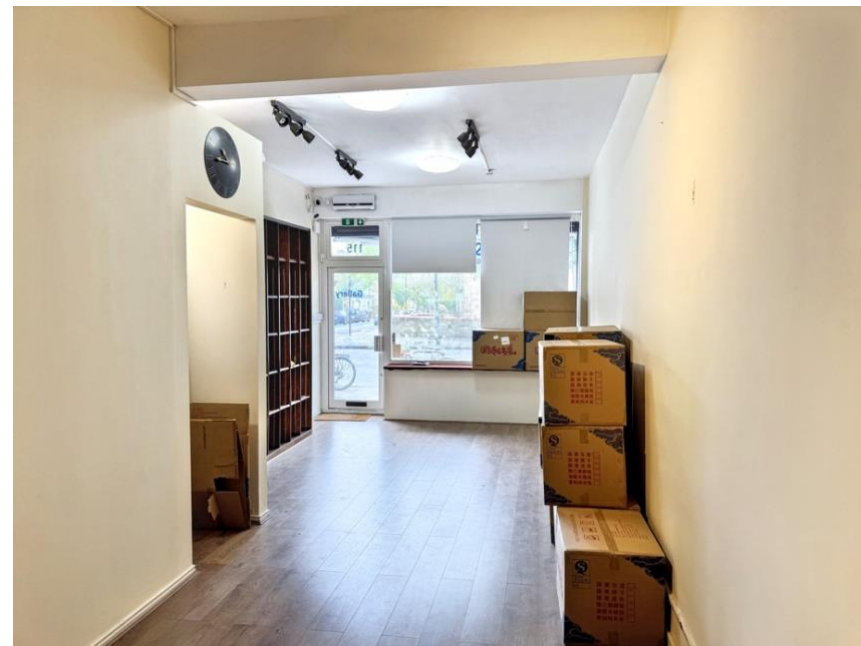
Vacant ground and basement areas affording the following areas:

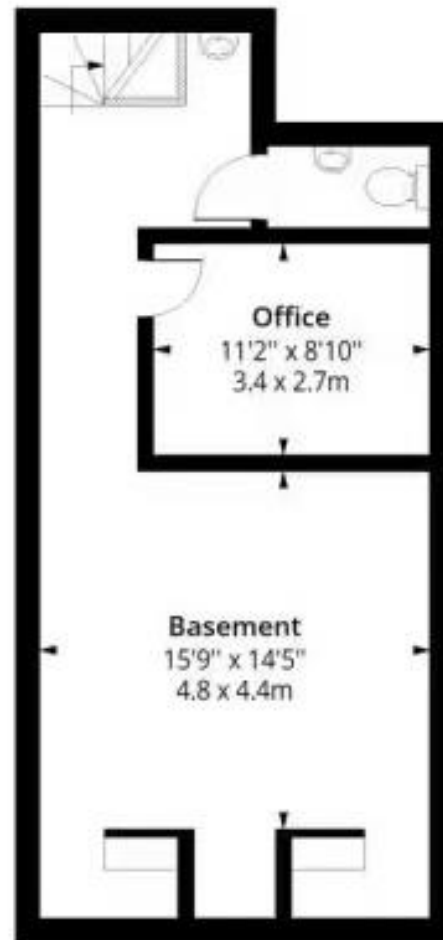
Gross Internal Areas

Internal Width	3.8 m	(12.47 ft)
Shop Depth	9.8 m	(32.15 ft)
Shop	30.14 m ²	(324.42 ft ²)
Basement	37.16 m ²	(400 ft ²)

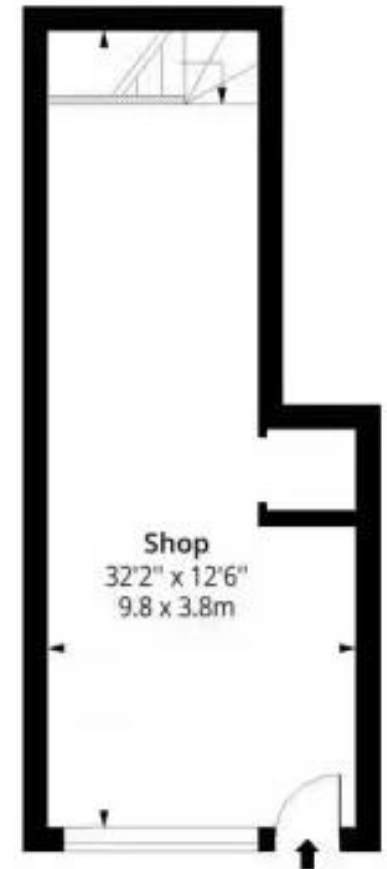
WC & Kitchen**ADT Alarm****Security Shutters****Price:**

Offers in the region of **£350,000**, subject to contract with full vacant possession.

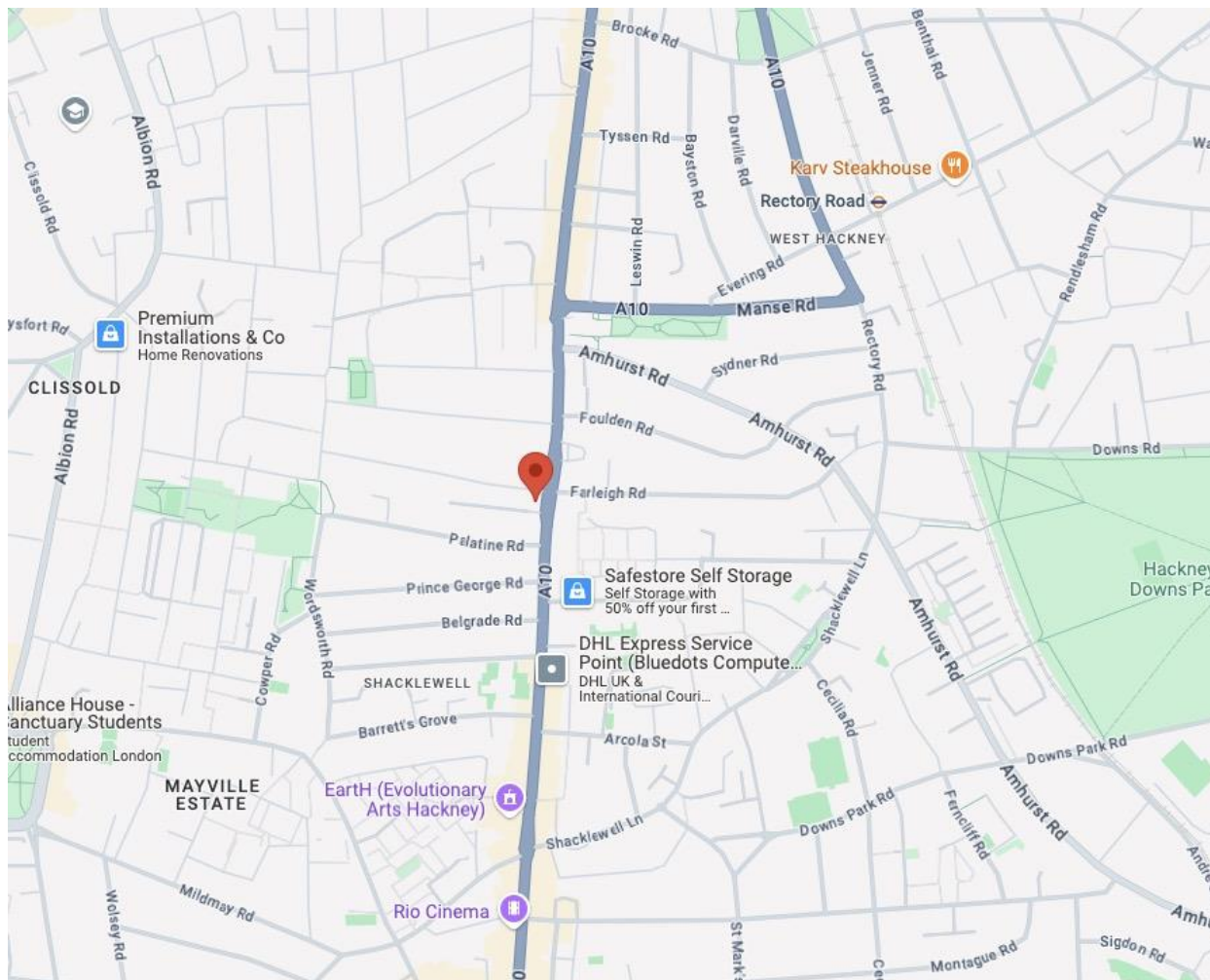




Basement



Ground Floor



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

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