

DOUBLE FRONTED RETAIL / RESTAURANT / WINE BAR PREMISES AVAILABLE WITH SEATED GARDEN



129-131 STOKE NEWINGTON ROAD N16 8BT

Premises

The premises are in excellent condition, currently fitted as a high-end deli wine bar including a kitchen and fitted extract with all relevant services in situ.

There is also a garden to the rear of the ground floor that has a retractable roof installed enabling use all year round.

There are spaces for further seating on the forecourt.

Toubian Consulting, 7 Stratford Place, London W1C 1AY

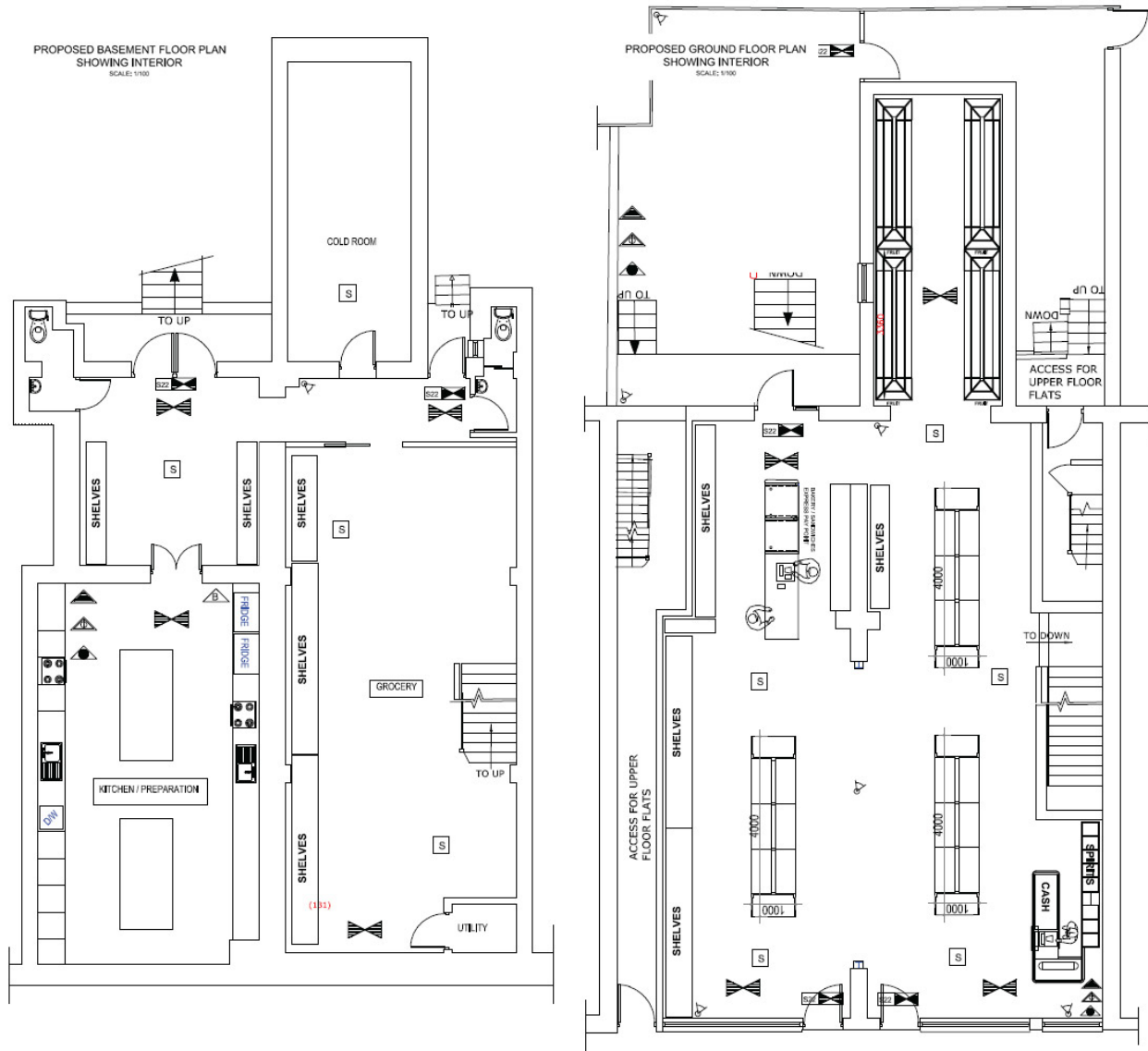
www.toubianconsulting.com 07775 627 204 david@toubianconsulting.com

Toubian Consulting Limited is registered in England. Company No: 08469718. VAT No: 311435839

Lease

The premises are available now by way of a new lease for a term of 15 years direct from the landlord.

Plans



Toubian Consulting, 7 Stratford Place, London W1C 1AY

www.toubianconsulting.com 07775 627 204 david@toubianconsulting.com

Toubian Consulting Limited is registered in England. Company No: 08469718. VAT No: 311435839

Floor Areas.

The approximate floor areas are:

Ground Floor	1,700 Sq Ft
Rear garden.	458 Sq Ft
Lower ground	1,044 Sq Ft
Total Net Area:	3,202 Sq Ft

Rent

£95,000 per annum exclusive of business rates and all other outgoings.

Viewings & further information through Toubian Real Estate.

Call David on 07775 627 204 or email david@toubianconsulting.com

Misrepresentation Act

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Toubian Consulting or any of its associated companies have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Toubian Consulting Ltd or any of its associated companies have not carried out a survey, nor tested the services, appliances, or facilities. Purchasers or Tenants must satisfy themselves by inspection or otherwise. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Toubian Consulting, 7 Stratford Place, London W1C 1AY

www.toubianconsulting.com **07775 627 204** david@toubianconsulting.com

Toubian Consulting Limited is registered in England. Company No: 08469718. VAT No: 311435839