



PER ANNUM

**£32,000 Per Annum**

**Stoke Newington High Street**

London, N16 8EL

#### LOCATION

This modern restaurant and bar is located on the west side on Stoke Newington High Street (A10). This is a busy thoroughfare into central London. Situated in a prime location, this property benefits from high foot traffic and excellent visibility, making it ideal for attracting customers and increasing brand exposure. The surrounding area is known for its trendy cafes, boutique shops, and creative atmosphere, providing the perfect setting for a retail business to thrive.

#### DESCRIPTION

The property occupies the ground floor and lower ground floor of this mid-terrace building. The dining room is located n the ground floor with the kitchen located behind. Downstairs is currently used as a bar with a dancefloor and W.C's  
The property benefits from a late license until 2:00 am.  
Current taking purported to be £3,000-£10,000 a week

Premium sought for benefit of fixtures, fitting, lease terms ad going concern - Offers invited

#### GROWTH OPPORTUNITIES

Delivery Partners: The business only currently works with two outside delivery partners, which could easily be expanded to additional platforms with the required staffing resources put in place.  
Operating Hours: The business is currently open Monday - Saturday 18:00 - 23:00 and on Sunday 16:00-21:00

#### ACCOMMODATION

Gross Internal Area: 1,426 Sq ft (132.5 Sq M)

#### AMENITIES

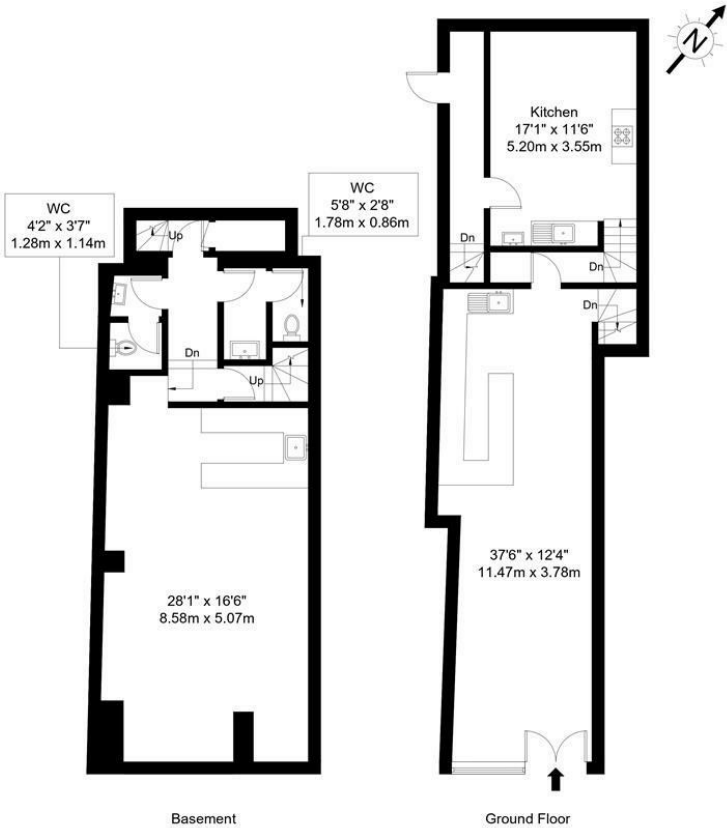
Extraction  
6x ring burner  
1x Oven  
1x Microwave  
2x Fridges  
1x Grill  
1x Ice machine  
WC  
Bar





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Approx Gross Internal Area = 132.5 sq m / 1426 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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