

## GROUND FLOOR & BASEMENT BAR/RESTAURANT TO LET STOKE NEWINGTON



### 8 CAZENOVE ROAD, STOKE NEWINGTON, LONDON, N16 6BD

- Fronts busy High Street pitch, just off Stoke Newington High Street (A10)
- 3 mins walk from Stoke Newington Church St & 100m south of Stoke Newington Station
- Ground floor & basement trading areas with additional patio to the rear
- Fully fitted kitchen within basement
- Licenced to sell alcohol from 10:00am until midnight everyday
- Available by way of a new 20 year lease, all terms to be negotiated.

**STREET VIEW**

**PREMIUM £50,000**

**NIL PREMIUM – GUIDE RENT £42,000 PER ANNUM**

**SUBJECT TO CONTRACT** Joint Sole Letting Agent

LonL679

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## Location

The property lies in the London Borough of Hackney, approximately five kilometres (three miles) north of the City of London (Liverpool Street Station). It occupies a prominent position on the south side of Cazenove Road, just off Stamford Hill (A10). The surrounding area features a mix of commercial premises and high-density residential accommodation.

The nearest railway station is Stoke Newington (London Overground), situated approximately 100 metres to the north, providing frequent direct services to London Liverpool Street Station with a journey time of around 15 minutes.

A location plan is attached.

## Description

The unit is arranged over ground floor and basement levels, and benefits from a lower-level rear trade garden, with potential for additional external seating at the front. The ground floor trading area is predominantly open plan, featuring a single servery and a customer WC to the rear. The basement offers an additional trading area, further customer WCs, a trade kitchen, and ancillary storage.

A set of historic floor plans is attached, please note that these are not to scale and are provided for indicative purposes only.

We have been advised that the approximate gross internal areas are as follows:-

Ground Floor	80 sq m ( 860 sq ft)
Basement	60 sq m ( 645 sq ft)
Total	140 sq m (1,505 sq ft)

We have been advised that the rear trade garden has a total area of approximately:-  
65 sq m (700 sq ft).

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Licensing

We have been advised that the property benefits from a Premises Licence which permits the sale of alcohol from 10:00am until midnight everyday. All interested parties are to rely upon their own due diligence and enquires with the local licensing authority.

## Rating Assessment

The ground floor and basement are assessed separately for business rates purposes.

- The ground floor is listed as a 'Wine Bar and Premises' with a rateable value of £15,000.
- The basement is currently listed as a 'Shop and Premises' with a rateable value of £7,400.

## Basis of Letting

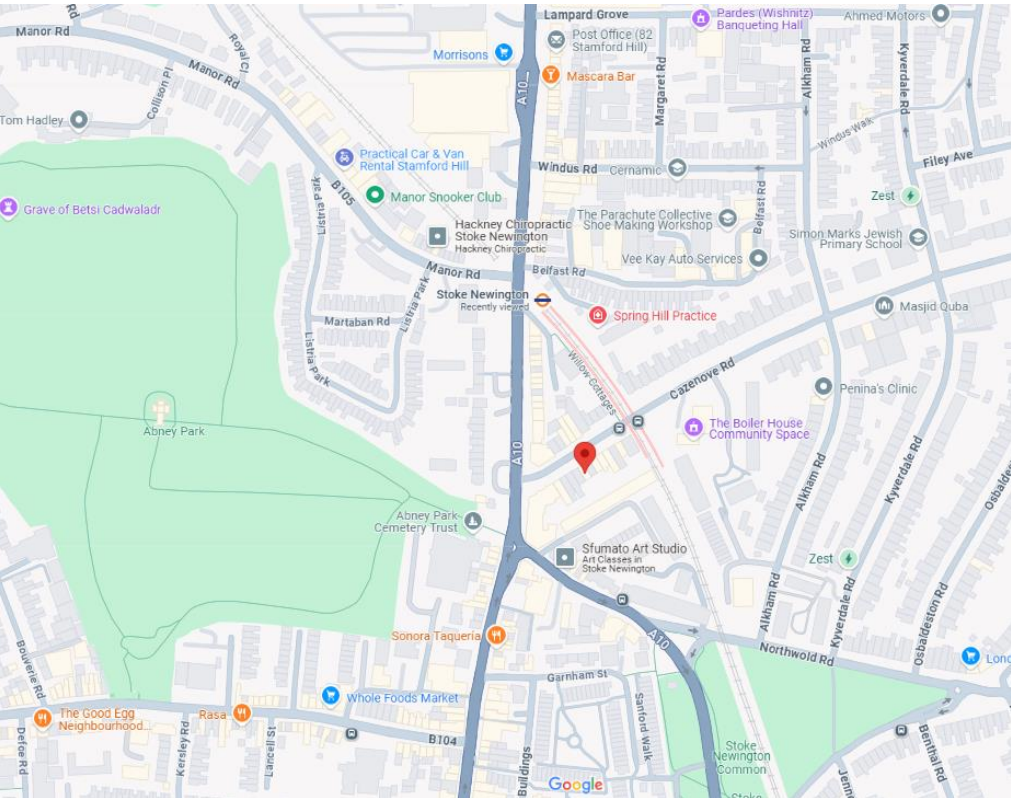
The unit is available to let on a new 20 year free-of-tie lease, all terms to be negotiated (VAT may be payable in addition to the rent). Guide rent £42,000 per annum. The landlord requires a rent deposit equivalent to three months rent. Premium sought £50,000.

## Viewings & Further Information

The business is currently closed, for further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

Alternatively, you can contact our joint letting agent, Michael Naik on tel. 020 7249 0272.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes

EPC

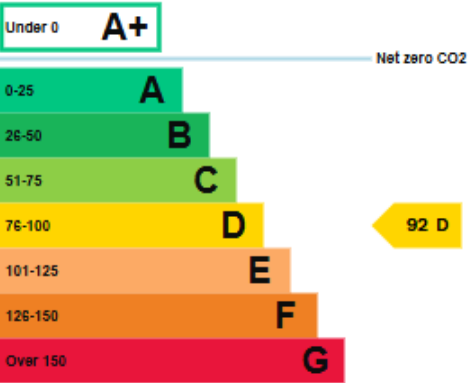
A The property has an EPC rating of D (92), extract below.

8 Cazenove Road  
LONDON  
N16 6BD

Energy rating  
**D**

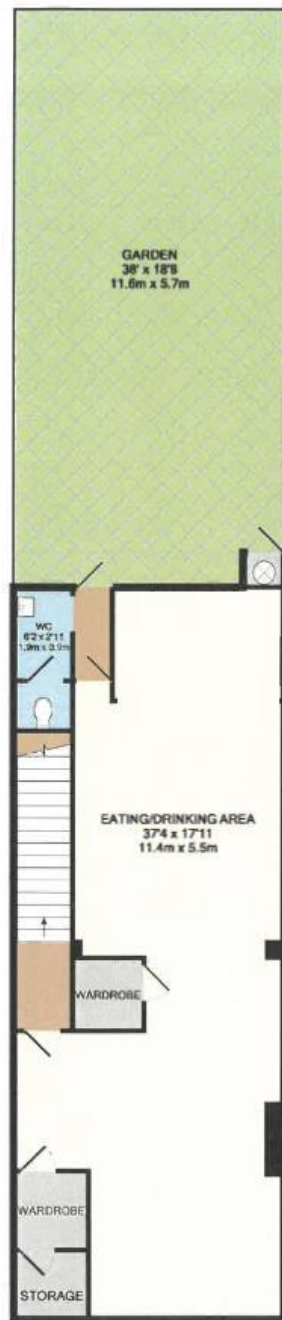
Valid until <b>2 October 2025</b>	Certificate number <b>0690-0901-5530-9790-5503</b>
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Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	127 square metres





## Floor Plans



Lower Ground Floor



Ground Floor

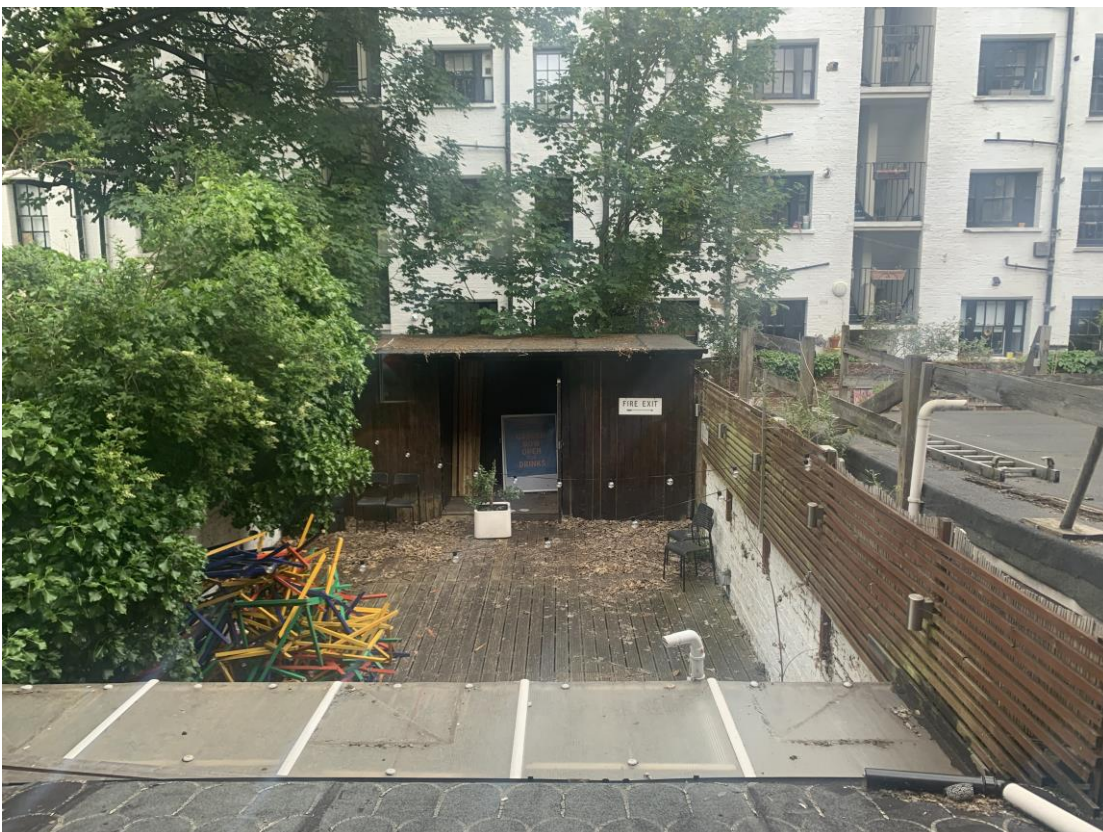
----- Cazenove Road -----

NB:- Historic floor plans, not to scale, provided indicative, illustrative purposes only.

## Additional Photos – Ground Floor



View of trade patio from rear of ground floor





## Additional Photos – Basement

