

# TO LET



## 236 Stamford Hill, Stamford Hill N16 6TT



### Area

Approx 1040 sq ft



### Parking

Parking space to rear



### Train

Stamford Hill



### Location

Prominent position



### Rent

£40,000 per annum  
exclusive



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## LOCATION

The property is in a prominent trading position and has William Hill & Dominos Pizza as immediate neighbours.

## DESCRIPTION

The premises benefit from Use Class E and are suitable for a variety of occupiers subject to Landlord and Local Authority consent.

Main retail area is approx 667 sq ft with a further storage/office area to the rear of 343 sq ft. There are WC facilities. Accessed from a rear service road is parking for one car.

## TERMS

Available by way of a brand new lease directly from the landlord by way of terms to be mutually agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

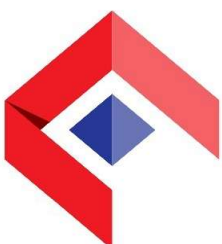
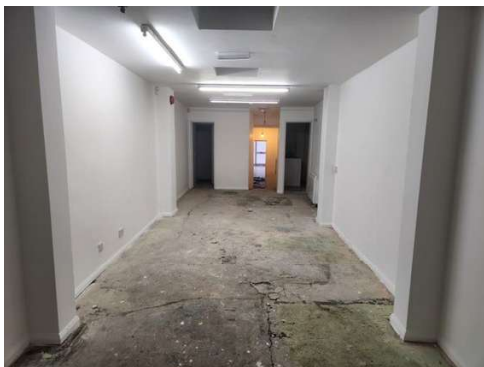
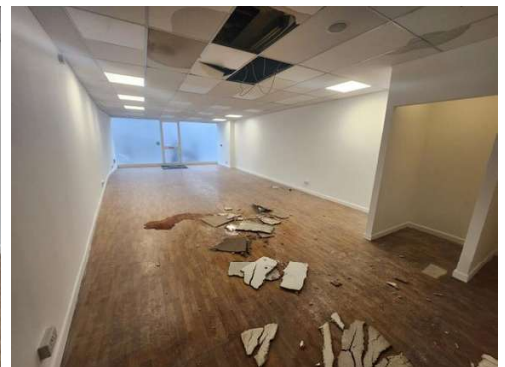
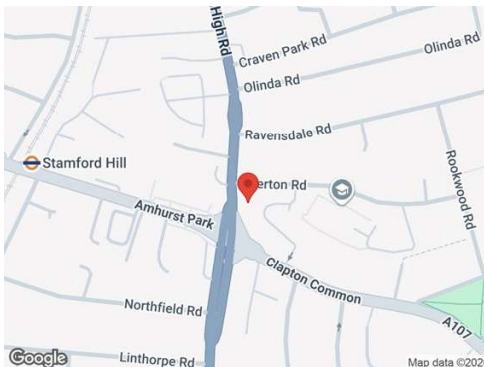
## RATES

According to the VOA website the rateable Value from 1st April 2026 will be £32,000 per annum. Interested parties are encouraged to make their own enquiries with Hackney Council.

## EPC

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For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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