



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

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.

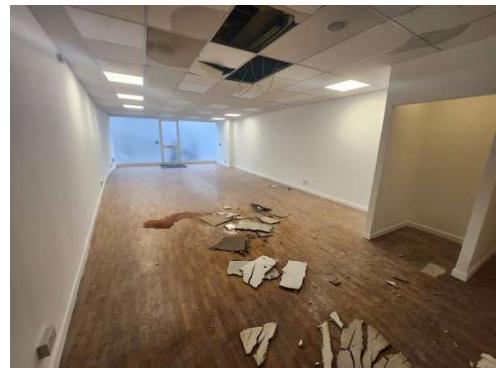
RATES

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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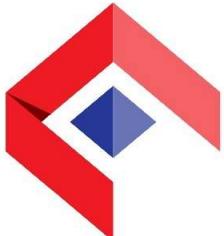
For further information please contact: hello@obre.co.uk



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