



37-47 Stoke Newington Road

London, N16 8BJ

Retail unit in a prominent corner location

1,211 sq ft

(112.51 sq m)

- Prominent corner unit at the junction of Stoke Newington Road and Barretts Grove
- Secure car park and rear loading via Barrett's Grove
- Adjacent to Co-op supermarket

Summary

Available Size	1,211 sq ft
Rent	Rent on application
Business Rates	The rates are yet to be assessed.
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Location

37-47 Stoke Newington Road is located in Dalston at the intersection of Stoke Newington Road (A10) and Barrett's Grove, occupying a prominent corner position on a busy road with good footfall and high vehicle traffic. The subject property is adjacent to a Co-op convenience store located in a densely populated residential area.

Nando's, Corrochio's and Beyond Retro Vintage Clothing are some of the nearby operators, along with a mix of other independent stores, restaurants, bars, and music venues.

Dalston Kingsland Overground Station is located 0.3 miles south, Dalston Junction Overground Station is 0.5 miles south, and Stoke Newington Overground Station is 0.9 miles north. The property is also well served by bus routes.

Description

The subject property is arranged over the ground floor and is in shell condition. Access to parking and loading to the rear.

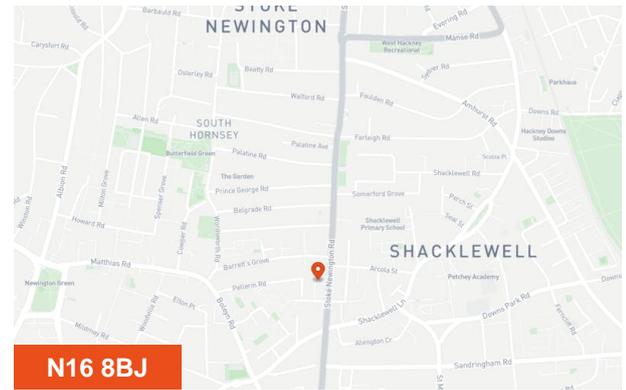
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,211	112.51
Total	1,211	112.51

Terms

The property is available by way of sublease, expiring 05.09.2032 and is subject to a rent review in September 2027.



N16 8BJ

Viewing & Further Information

Rob Amey

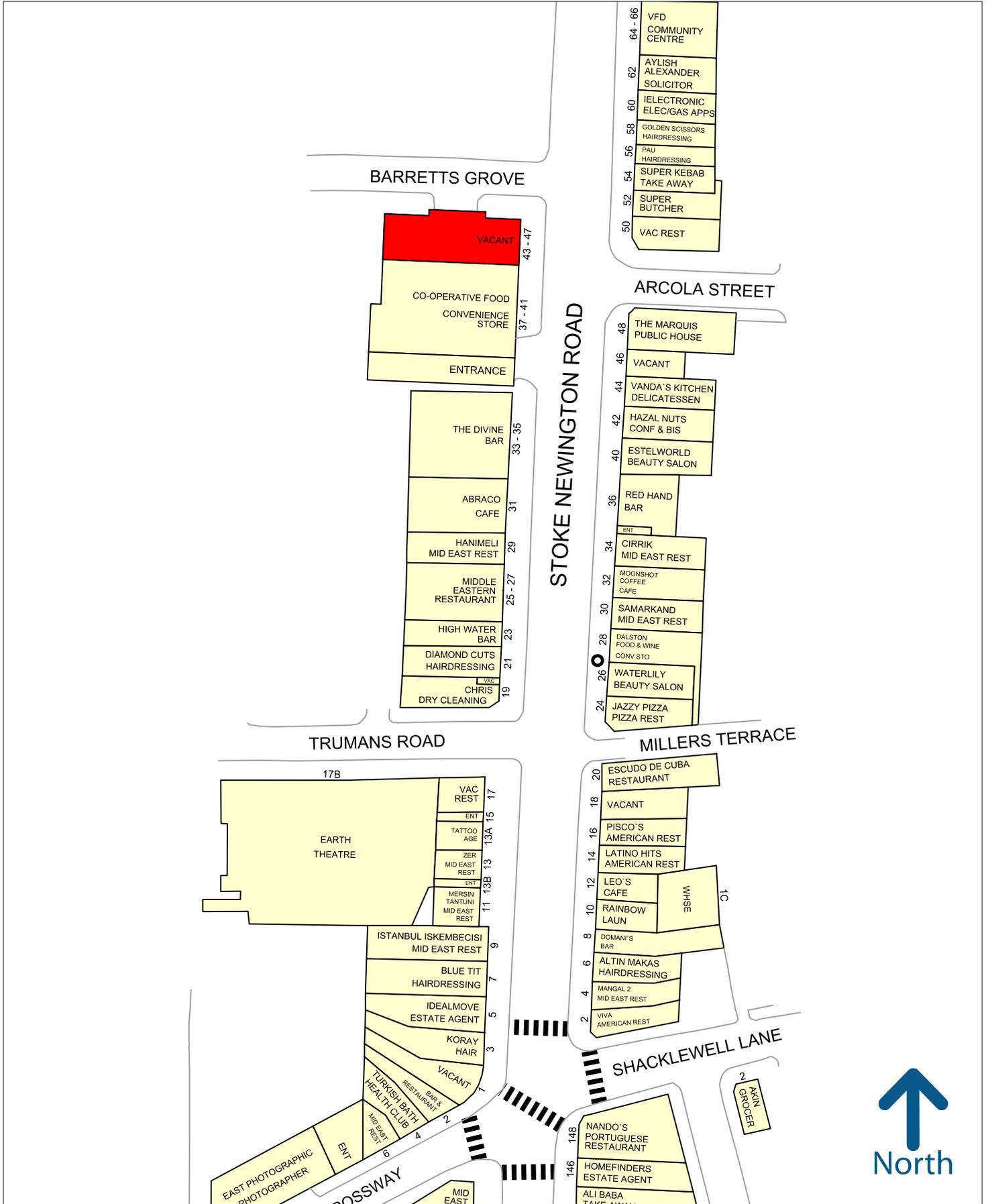
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50 metres

Experian Goad Plan Created: 07/01/2025
Created By: Hartnell Taylor Cook LLP