

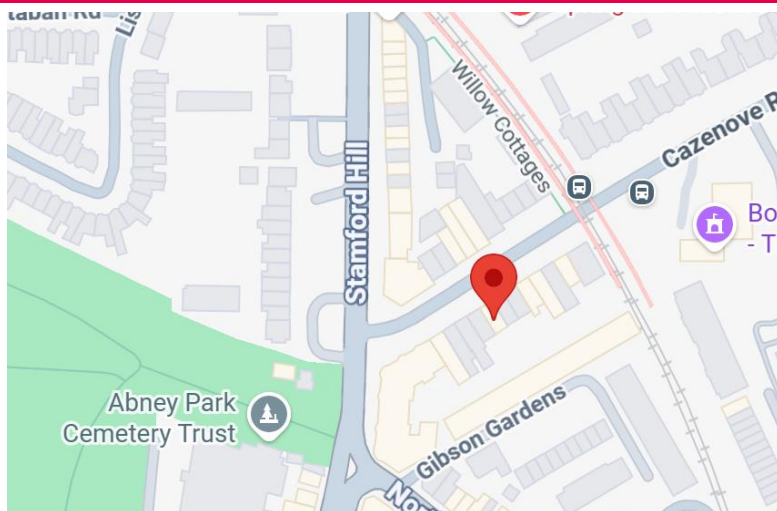


8 Cazenove Road, Stoke Newington, London N16 6BD

Summary

- Busy High Street Location
- Close to Stoke Newington Station
- Ground floor and basement with large patio to rear.
- Fully fitted kitchen
- To let on new Free of Tie lease

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents
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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.

For a better understanding of the location please review:

[Google Street View](#)

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.

Floor Areas:

We understand the gross approximate areas to be as follows:

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

Tenure

The unit is available to let on a new 20 year free-of-tie lease, all terms to be negotiated.

Rent

Offers invited.

Rateable Value

The property is listed in the VOA business rates list as having a draft rateable value for 2026 of £18,000.

Use

The property has the benefit of E Class Use within the Town and Country Planning (Use Classes) Order 1987.

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.

EPC

An EPC can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents Davis Coffery Lyons.



Floor Plans



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