

**First Floor,
183/187 Stoke Newington
High Street,
Stoke Newington,
N16 0LH**

**Long Leasehold 4,734 sq ft
Vacant Former Health Club with
Planning Permission for
Conversion to 6 x 2-bed flats**



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- **Development Opportunity**
- **Popular Residential Location**
- **Close to Stoke Newington Station**

Location & Description

First floor former health club forming part of a substantial mixed use building on the west side of the A10 Stoke Newington High Street. Close to the junction with Stoke Newington Church Street within this popular mixed commercial/residential area, a short walk from Stoke Newington mainline station. Abney Park public open space is nearby, with Clissold Park about a 10 minute walk.

Accommodation & Tenancy

Area (supplied by vendor's architect) approximately: 4,734 sq ft (440 sq m)
The property benefits from use of a passenger lift.

Lease Details

999 years from 16.07.2004 at a peppercorn rent.

Planning

Planning permission has been granted subject to a s.106, by the London Borough of Hackney for the change of use of the first floor from class D2 to residential comprising 6 x 2-bed flats and installation of two new timber windows to northern elevation.

Plans available on request

Note

VAT is payable

Offered **VACANT** with **PLANNING PERMISSION**

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