

CALIBRE  
ACQUIRE

157 STOKE NEWINGTON CHURCH ST  
STOKE NEWINGTON, N16 UNY

## **A STRUCTURED APPROACH TO RENTING**

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With access to a curated selection of rental properties, we introduce tenants to opportunities that suit different requirements, timelines, and use cases. Each property is assessed, prepared, and presented with clarity, allowing you to make informed decisions without unnecessary friction.

155

RIBBONS & TAYLOR

*Ribbons & Taylor*

*Cafe Bakery Bistrot*

**LEASE OPPORTUNITY**  
STOKE NEWINGTON CHURCH STREET

UK

Lycamobile



## Key Highlights

- Asking Price: £180,000 — open to reasonable offers from serious, qualified buyers
- Weekly Turnover: ~£11,000 (retail) + ~£1,400 wholesale — not included in stated turnover
- Net Weekly Profit: ~£3,000+ after operating costs, verified by accounts
- Rent: £2,500/month | Business Rates: £480/month (10 months only)
- Lease: 13 years remaining; new ~20-year lease available upon sale
- Indoor Seating: ~30 covers (expandable) | Outdoor Garden: ~40 covers
- Two-level basement — kitchen, stock room, and cold room
- Fully equipped, recently renewed kitchen with licensed ventilation system
- New shutters, canopy, and windows throughout
- Alcohol licence to 11pm — evening trade currently unexploited
- Wholesale income from supply to two other local businesses (~£1,400/week)
- Operating daily, 7am–7pm

## The Opportunity

A well-established and highly popular coffee shop, bistro, and bakery is now available for reassignment in one of North London's most sought-after independent trading streets. This is a genuine turnkey operation — trading every day, profitable, with strong financials and a loyal, repeat customer base built over time.

The business is not currently on the open market. This is an off-market opportunity available through Calibre Acquire on behalf of the current operator, who is pursuing a venture in a different sector.

The numbers speak for themselves. Weekly retail turnover runs at approximately £11,000, with an additional wholesale income stream of approximately £1,400 per week generated through the supply of bakery products to two other local businesses. Net weekly profit averages around £3,000 after operating costs, with scope to exceed this depending on trading conditions. All figures are supported by financial records and accounts, available to serious buyers upon request.

Rent stands at £2,500 per month. Business rates are £480 per month, payable for 10 months of the year only. With 13 years remaining on the current lease and a new lease of approximately 20 years expected to be available upon sale, this represents a solid long-term position in a highly desirable location.

## The Property

The premises are spacious and well-fitted, with indoor seating for approximately 30 covers and an outdoor garden for approximately 40 covers — both with potential to increase capacity. A two-level basement provides a commercial kitchen, dedicated stock room, and cold room. All key infrastructure has been recently upgraded: kitchen equipment has been renewed, a licensed closed ventilation system is in place, and the shutters, canopy, and windows are all new.

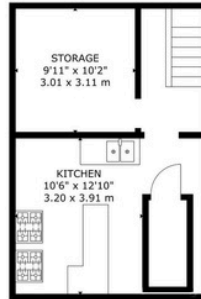
The business currently operates 7am to 7pm, seven days a week. An alcohol licence is in place permitting trading until 11pm — a significant untapped asset. There is very limited evening dining competition on Church Street, presenting a clear and immediate opportunity to introduce dinner service and materially increase revenue without additional premises cost.



FLOORPLAN

# C.

STOKE NEWINGTON CHURCH STREET N16  
GROSS INTERNAL AREA  
APPROX TOTAL: 112.sq.m - 1205.sq.ft



BASEMENT



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, sq footage & volumes are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan 016042026. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by [www.zestelondon.co.uk](http://www.zestelondon.co.uk) email: [mark@zestelondon.co.uk](mailto:mark@zestelondon.co.uk)

IMAGES



## LOCATION & TRANSPORT

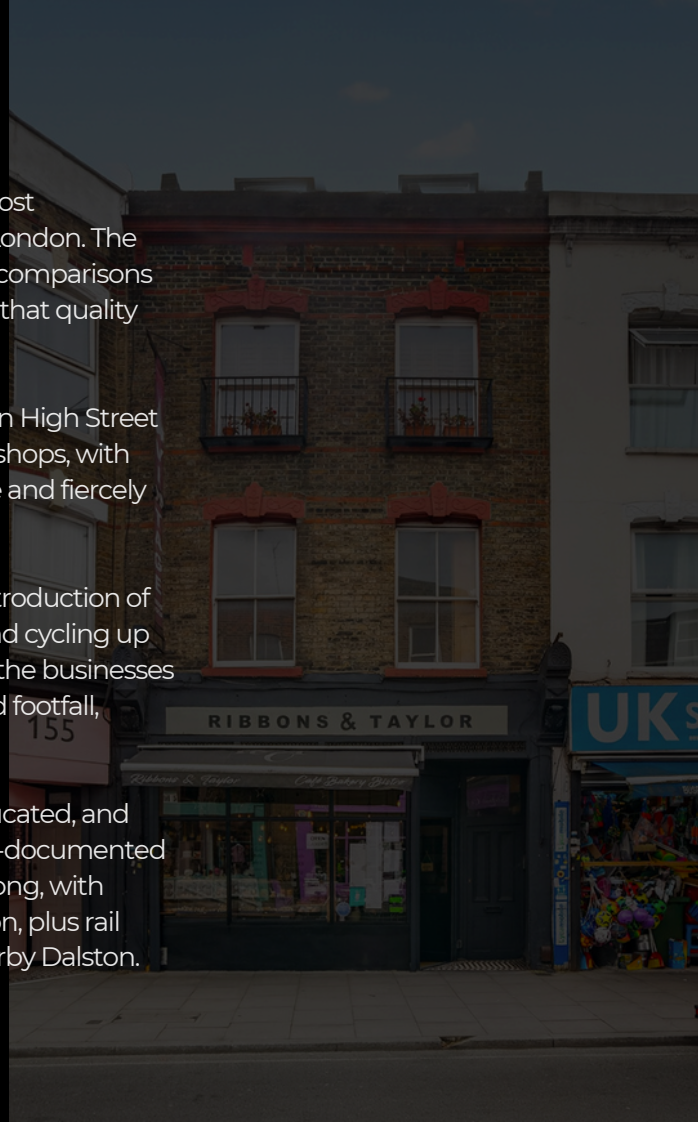
## The Area

Stoke Newington High Street is widely regarded as one of the most characterful and commercially resilient trading streets in North London. The street retains a distinct London village character that has drawn comparisons to a neighbourhood entirely apart from the wider city — and it is that quality that continues to attract a loyal, high-spending local population.

The street runs from Green Lanes in the west to Stoke Newington High Street in the east, lined with independent restaurants, cafés, pubs, and shops, with minimal chain retail presence. That independence is a deliberate and fiercely protected local identity.

Footfall has strengthened materially in recent years. Since the introduction of the permanent Low Traffic Neighbourhood, walking is up 16% and cycling up 38% on Church Street — pedestrian movement flows directly to the businesses that line it. Clissold Park to the north draws consistent year-round footfall, feeding back to Church Street throughout the day.

The catchment demographic is predominantly professional, educated, and owner-occupying — a core café and dining audience with a well-documented appetite for quality independents. Transport connections are strong, with multiple bus routes serving the City, West End, and South London, plus rail access into Liverpool Street and Overground connections at nearby Dalston.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.