

INCORPORATING...

brian **dadd** commercial

FOR SALE

£499,999

- Freehold investment
- Comprising shop & 2-bedroom maisonette
- Shop tenant currently holding over
- Flat currently vacant
- Barking Road location
- Rare opportunity

CONTACT: 020 8501 9220
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416/416A BARKING ROAD, EAST HAM, LONDON, E6 2SA



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

The property is situated to the southern side of Barking Road (A124), in an established retail and residential area. The A406, A13 and M25 are all accessible from the premises and the area is served by local buses. The closest train stations are East Ham (Circle) and Barking (Circle & Overground).

Description

Comprising a 3-storey property of traditional masonry construction. The ground floor trades as a cash and carry and there is a self-contained 2-bedroom maisonette at 1st and 2nd floor level with access from Barking Road. The premises are more particularly described as follows:

Ground Floor Shop: Sales Area: 316 sq ft (29.4 sq m); Ancillary: 137 sq ft (12.7 sq m); Lean-to: 286 sq ft (26.6 sq m); Kitchenette: 22 sq ft (2 sq m). Toilet facilities included.

First Floor Residential: Lounge, kitchen, bathroom/WC, bedroom.

Second Floor Residential: bedroom.

All areas are approximate only.

Tenancies

Shop: Let to a private individual originally for a term of 12 years from January 2007.

The tenant is now holding over at a rent of £16,000 per annum. The rent was last reviewed in 2015 and has not increased out of goodwill so there is an opportunity for a new owner to do so or to obtain vacant possession.

Flat: currently vacant.

Terms

The freehold is available, subject to the existing lease on the shop and with vacant possession of the flat, for £499,999.

Business Rates

The London Borough of Newham have informed us that the shop has a rateable value of £10,250 under the 2023 Valuation List.

Council Tax

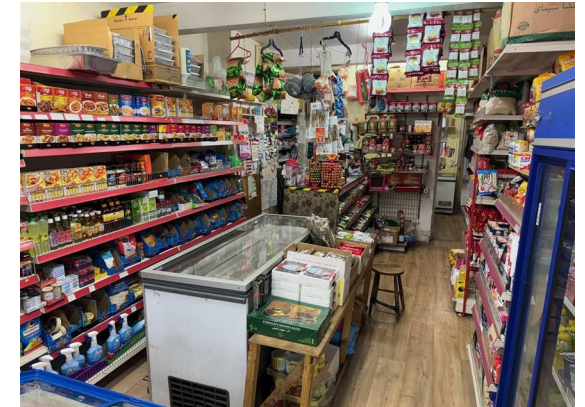
The flat is within Band 'A'.

Viewings

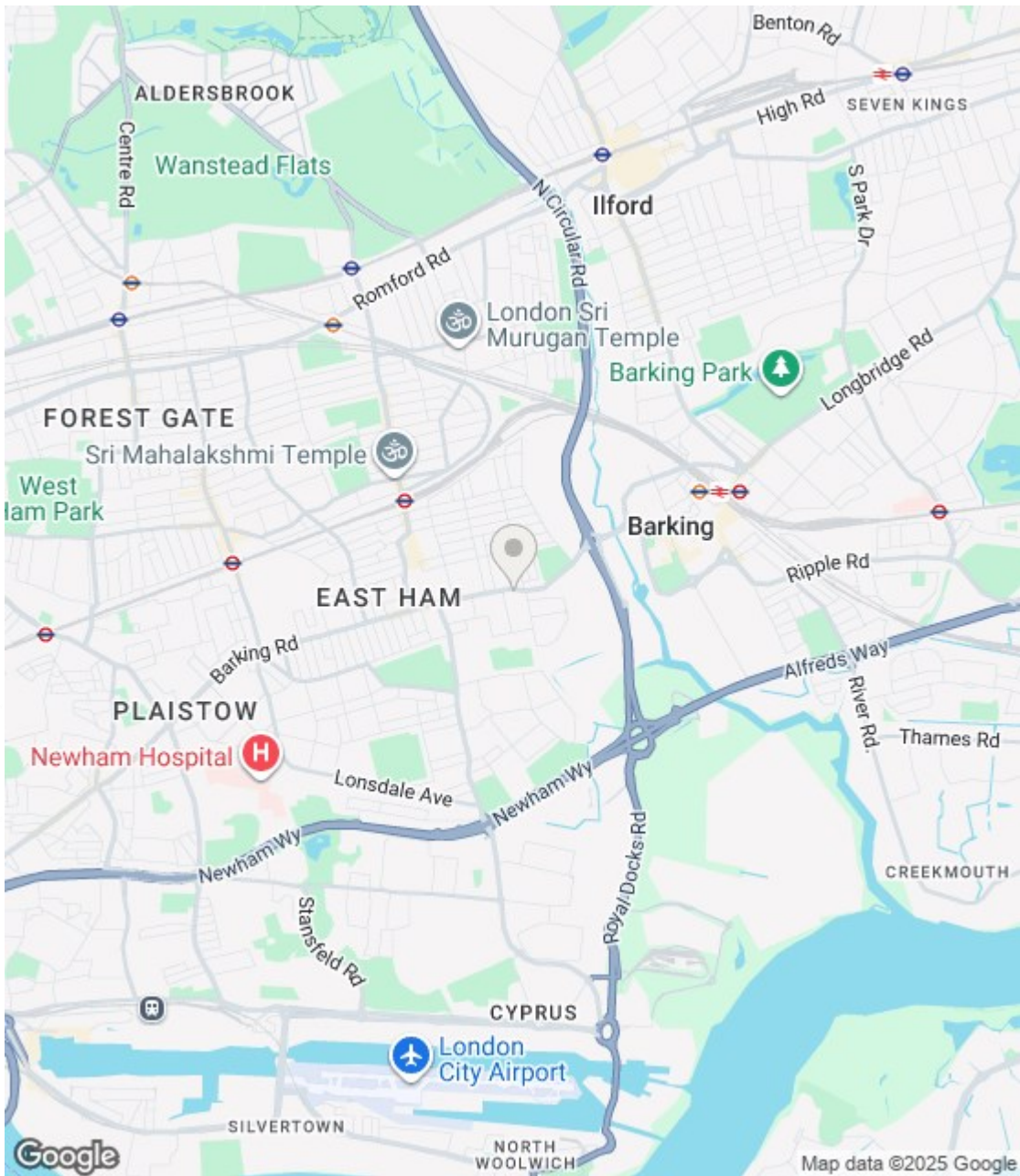
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPCs

The shop has an Energy Performance Certificate rating of C and the flat has an EPC rating of D.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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HILLYER

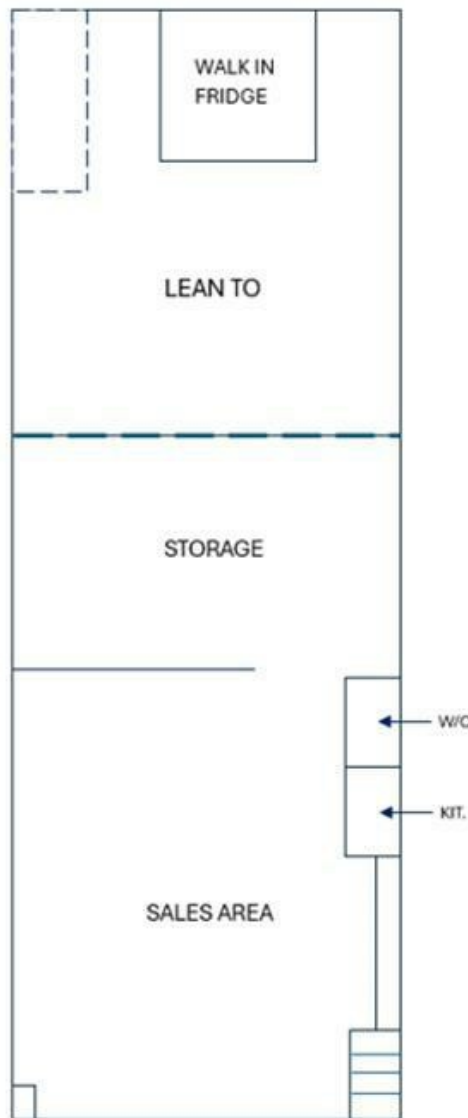
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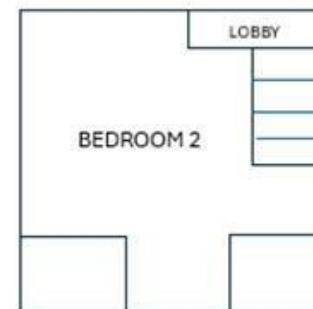
£499,999



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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