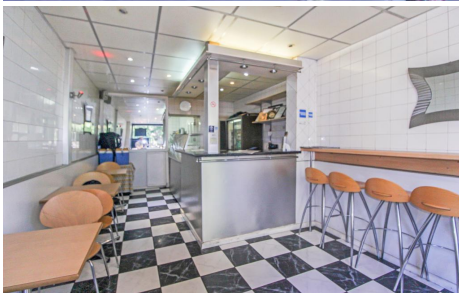




Freehold Shop & Uppers for Sale - £350,000

Balaam Street, London, E13 8EB



KEY FEATURES:

- AVAILABLE NOW • FREEHOLD INVESTMENT OPPORTUNITY • A5 TAKEAWAY • 2 BED MAISONETTE • 2 YEARS UNEXPIRED ON A FRI LEASE • ACHIEVING £12,600 PA INCOME • DEVELOPMENT POTENTIAL STPP • NIA APPROXIMATELY 152 SQM

Description

**** A5 SHOP & 2 Bed Flat FOR SALE ****

Comprising a ground floor retail unit with a total net usable area of 688 sq ft (64 sq m).

The premise benefits from a fully operating commercial kitchen, fully air conditioned and W/Cs. The upper parts comprise of a 2 bed flat split over two floors.

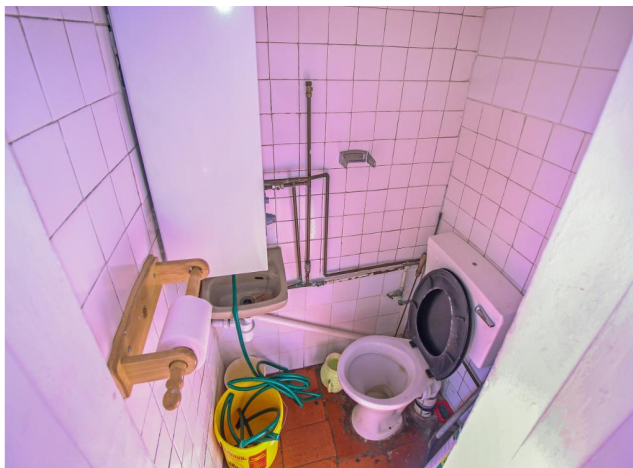
Whole building is currently under let at £12,600 PA but has the potential to be increased at the end of the term.

The Building also lends it self to further development STPP.



Location

The property is situated on the west side of Balaam Street (B116) between its junctions with Barking Road (A124) and Whitwell Road. Public transport links include Plaistow Underground Station (District & Hammersmith and City Line) together with a network of local bus services serving the surrounding vicinity. Road links include the A13 to the south with the A12 to the north. Shopping amenities can be found locally within Plaistow with an extensive range of shops, bars and restaurants being found at the Westfield Stratford City Shopping Centre to the north. Recreational pursuits can be found locally at Hermit Road Recreational Ground with further am being found within Queen Elizabeth Park and London Aquatic Centre to the north.



Additional Information

LEASE

The property comprises of 3 floors of which the ground floor is operating as a A5 Takeaway Shop, on the following terms:

Start Date: 1st April 2006

End Date: 31st March 2021

Rent: £12,600 PA

The upper parts comprise of a 2 bed flat split over two floors.

LEGAL COSTS

Each party are to bear their own legal costs incurred in this transaction.

