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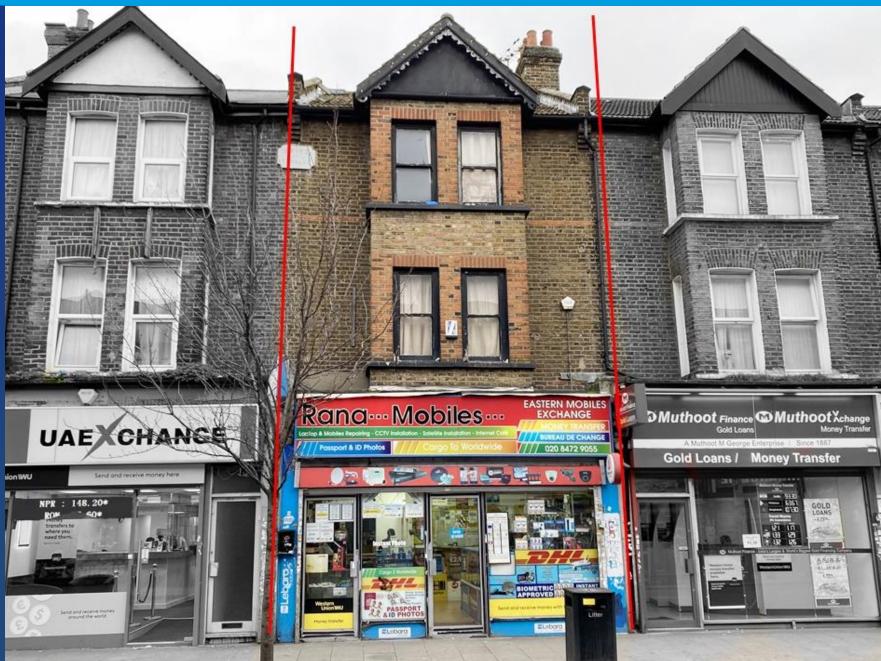
COMMERCIAL PROPERTY AGENTS

PRIME SHOP & UPPER

FREEHOLD FOR SALE

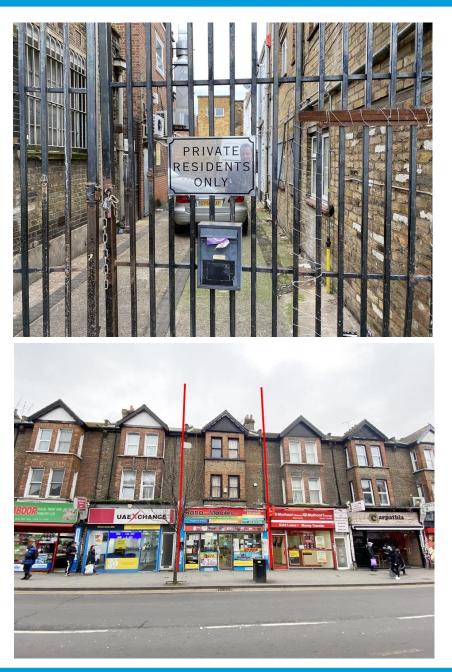
Planning Approved for conversion of uppers to studio & 1 bed flat plus 2 bed mews house at rear on a private road

170 High Street North East Ham E6 2JA



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Location:

The property is situated in a prime busy location on High Street North within a very busy shopping parade a few minutes' walk from East Ham underground station (District Line) and therefore benefits from a very busy footfall.

Description:

Arranged as mid-terraced mixed-use property with retail on the ground floor and a selfcontained residential apartment over 2 floors accessed from the rear of the property.

Size of Shop

Total Area	59 m2	635 sq.ft
Rear store (WC)	18 m2	193.75 sq.ft
Shop area	41 m2	441.32 sq.ft
Shop Depth	12.1 m	40 ft

 1^{st} floor – Lounge, bedroom, bathroom & Kitchen 2^{nd} floor – 2 bedrooms

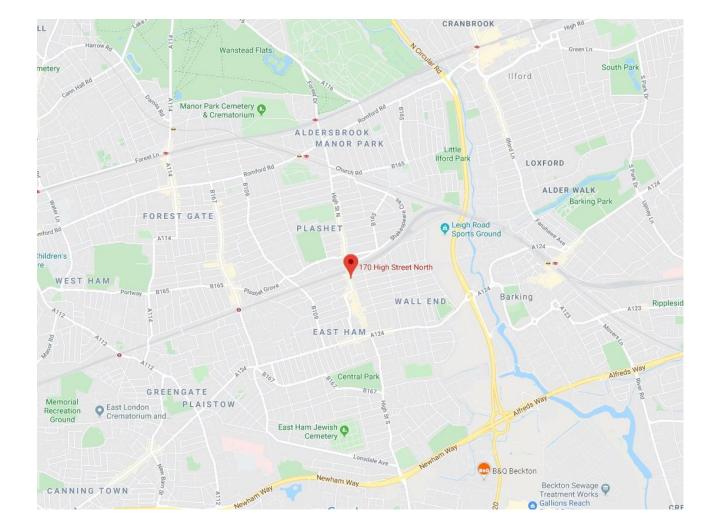
Planning:

Planning was approved in January 2020 under application number 19/02142 for a conversion of the existing flat into 1 x studio and 1 x 1 bed flat with a 3-storey rear extension to accommodate a 2-bedroom mews house.

Plans and other documents can be obtained here Data Room - 170 HSN

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Price: Offers are sought in the region of £1,100,000 subject to contract.

Legal Costs Each party to pay their own cost.

Viewing Strictly by Appointment only via sole agents

Jason Grant 020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

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