

Freehold Commercial Building FOR SALE

- Prominent Corner Position
- Ground floor & Basement
- First Floor Flat
- Rear Garage
- Full Vacant Possession
- Flat requires refurbishment

*35 Green Street,
London E7 8DA*



Location:

Corner property located at the end of a row of terraced houses along Green Street with a return frontage along St. Dunstons Road. Green Street is world renowned for its diversity in fashion and has now become a hub for eateries, jewellery, and fabrics. Forest Gate is within close proximity (0.5 miles north) of the building and can be reached within a 5-minute car journey.

Close to the A118 which has good access routes into Central London and being near to the following train stations with direct routes to Liverpool Street and Central London.

Forest Gate (Elizabeth Line) 11 min walk
 Upton Park (Elizabeth & District Line) 15 min walk

Description:

A 2-storey mid corner property comprising of a ground floor shop, basement with a rear garage and a self-contained 1-bedroom flat on the upper floor.

Approximate GIA

Ground Floor Commercial	73.39 sqm	790 sq. ft
Basement (fair head height)	42.27 sqm	455 sq. ft
1 st Floor Residential	52.95 m2	570 sq. ft
Rear garage	23.23 m2	250 sq. ft

Terms:

To be sold with full vacant possession

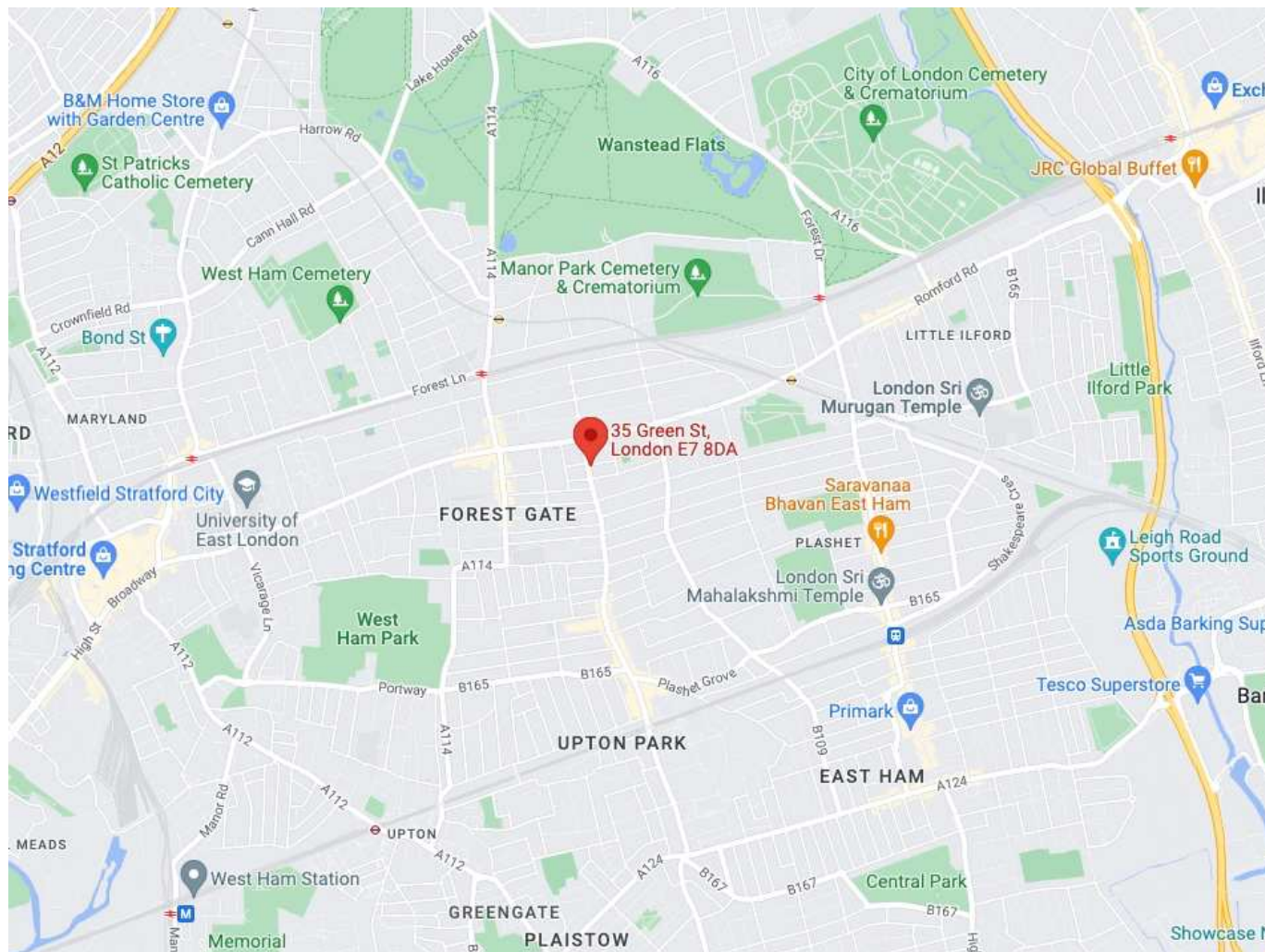
Price

Offers are sought in the region of **£790,000**, subject to contract for the freehold interest with full vacant possession.

EPC

Awaiting certificate





Rates:

Rateable Value	£22,500
Multiplier	51.2
Rates payable	£11,520

(n.b interested parties should contact Newham Council for verification.)

Legal Costs:

Each party to pay their own cost.

GDPR

General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks.

Viewing strictly by appointment via joint sole agents

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