### **COMMERCIAL PROPERTY AGENTS**

# Former Nursery Freehold For Sale

- Sold with Vacant Possession
- Basement, Ground & First Floor levels
- 193.37 m2 (2080 ft<sup>2</sup>)
- Front & Rear Gardens
- Opposite Essex Primary School
- Class D1 Use
- Potential for Alternative uses
- 0.6 Miles from East Ham Station
- 0.7 Miles from Manor Park Station

*64 Essex Road, Manor Park London E12 6RE* 



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**Location:** The property is positioned in a predominantly residential area with excellent transport links. Manor Park station is conveniently located, offering direct access to central London, and a variety of bus routes provide additional connectivity. The area is well-served by local amenities, making it a highly convenient location for businesses seeking to tap into the local community. N.b. The immediate area is a densely populated residential area of East London and has numerous transport links within a 5–15 minute radius of the property and being directly next to a primary school would benefit from continuing its previous use as a Day Nursery.

### **Description:**

A large self-contained corner property with front and rear gardens, the accommodation is arranged over basement, ground and first floor levels.

Basement Area (Previously used as a staff room and storage area)

Area	32.63 m2	(351 ft²)
Ground Floor Main Hall Reception	95m2	
Room 1	18 m2	
Utility Room	4.36 m2	
Kitchen	6 m2	
WC's	7.7 m2	
Total	96.92 m2	(1043 ft²)
First Floor		
Room 2	40.65 m2	
Room 3	12.72 m2	
Bathroom	3.78 m2	
WC	1.45 m2	
Total	63.82 m2	(686 ft²)
Total Area	193.37 m2	(2080 ft²)

Outdoor Play Area to the rear

Tenure: Freehold Sold with full vacant possession



### Price

Offers sought in the region of £725,000, subject to contract, for the vacant freehold interest.

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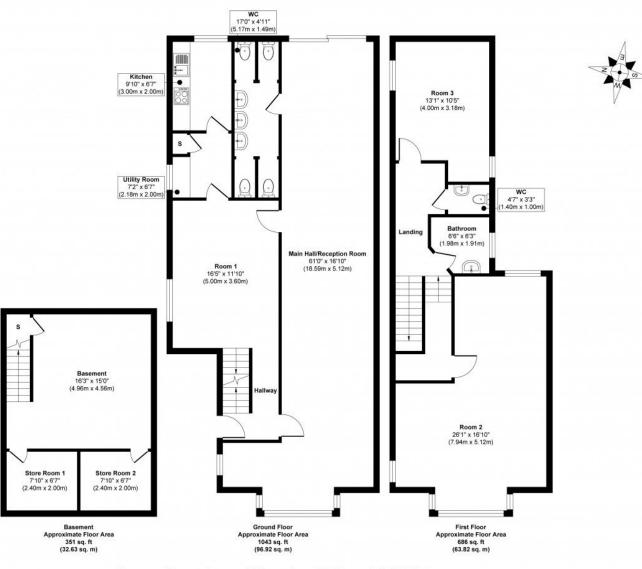






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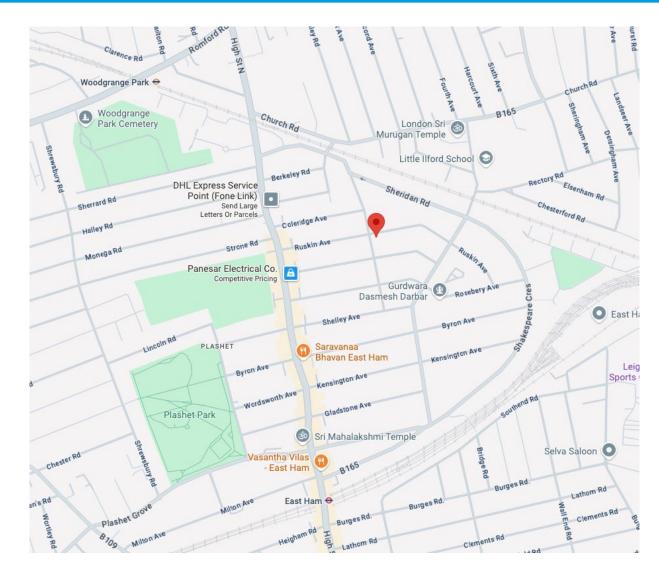
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#### Approx. Gross Internal Floor Area 2080 sq. ft / 193.37 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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### VAT:

The property is not eligible for VAT as far as we're aware

### Legal Costs:

Each party to pay for their own legal fees

### 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, admin cost of  $\pounds 350 + VAT$ .

### **Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via joint agents Jason Grant – Countrywide Commercial (uk) Ltd 020 8506 9905 07956 380 992 jason@countrywidecomm.co.uk

Adam Conway – Hillway Group 020 8129 2580 07888 848 500 Adam@hillwaygroup.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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