

Former Nursery Freehold For Sale

- Sold with Vacant Possession
- Basement, Ground & First Floor levels
- 193.37 m2 (2080 ft²)
- 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***



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 ft ²)
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 ft ²)

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 ft ²)
Total Area	193.37 m2	(2080 ft²)

Outdoor Play Area to the rear

Tenure: Freehold Sold with full vacant possession

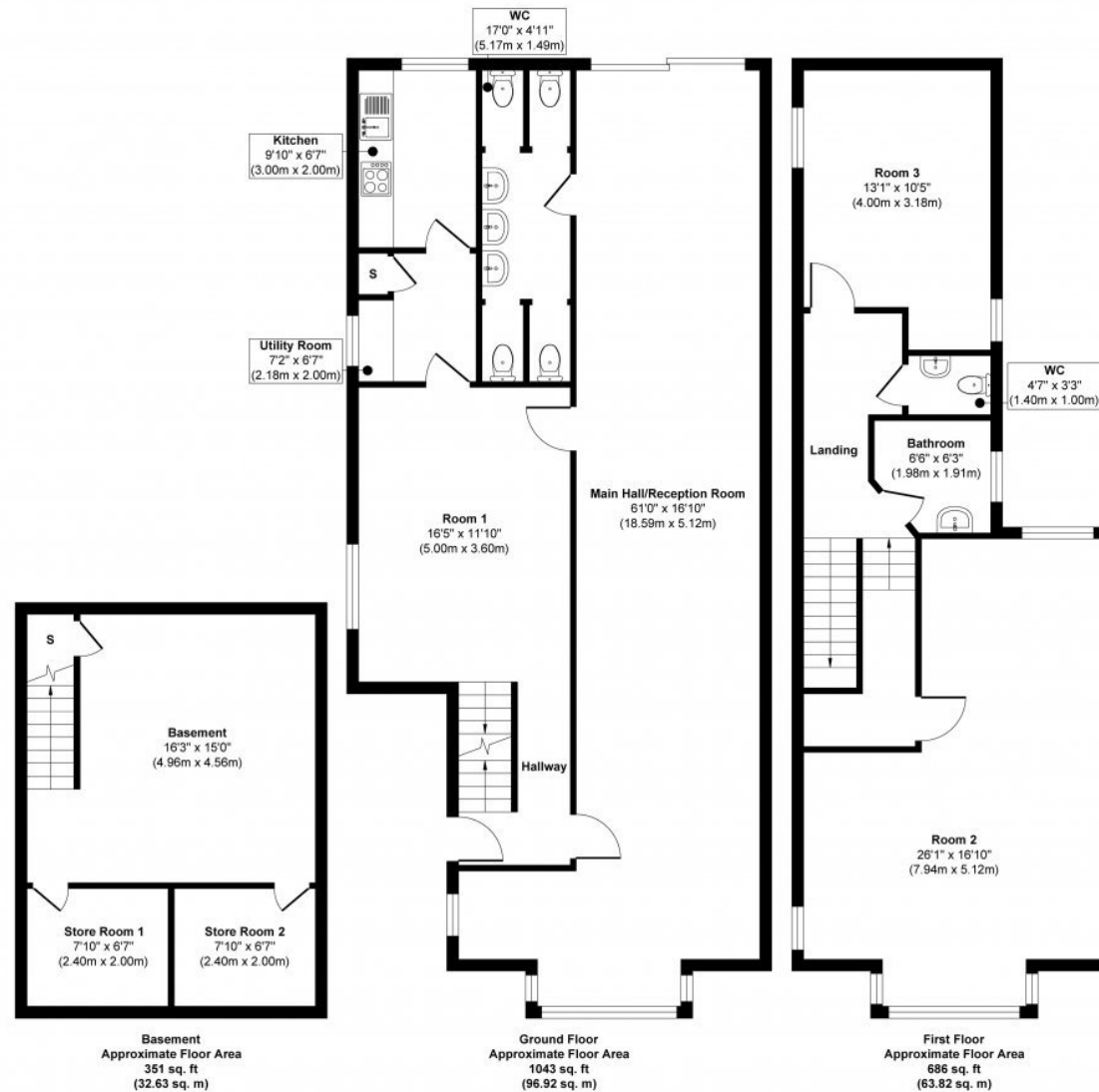
Price

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



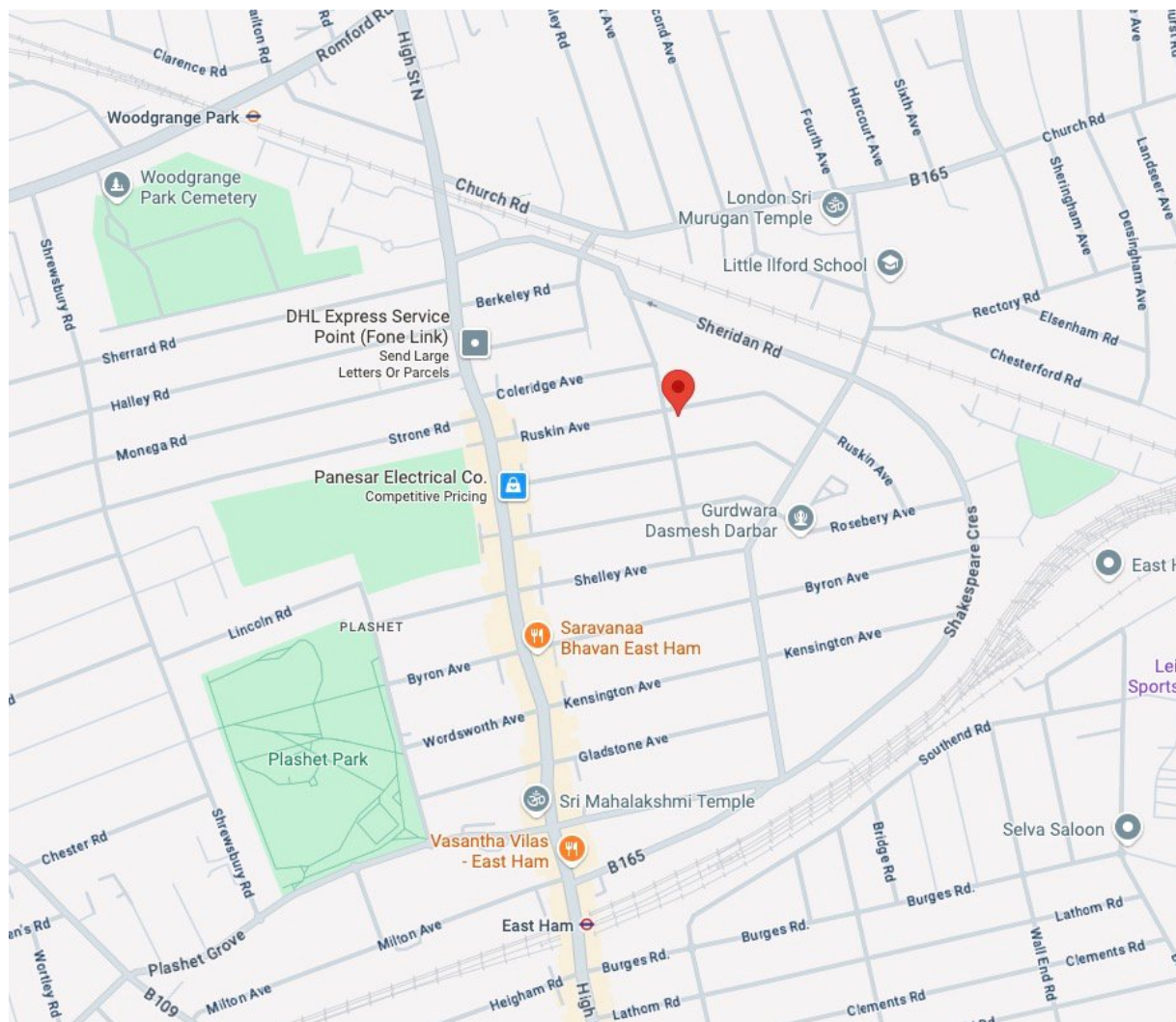






Approx. Gross Internal Floor Area 2080 sq. ft / 193.37 sq. m

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.



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

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 £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