

**42 Wakefield Street
East Ham, E6 1NQ**

THE SALVATION ARMY

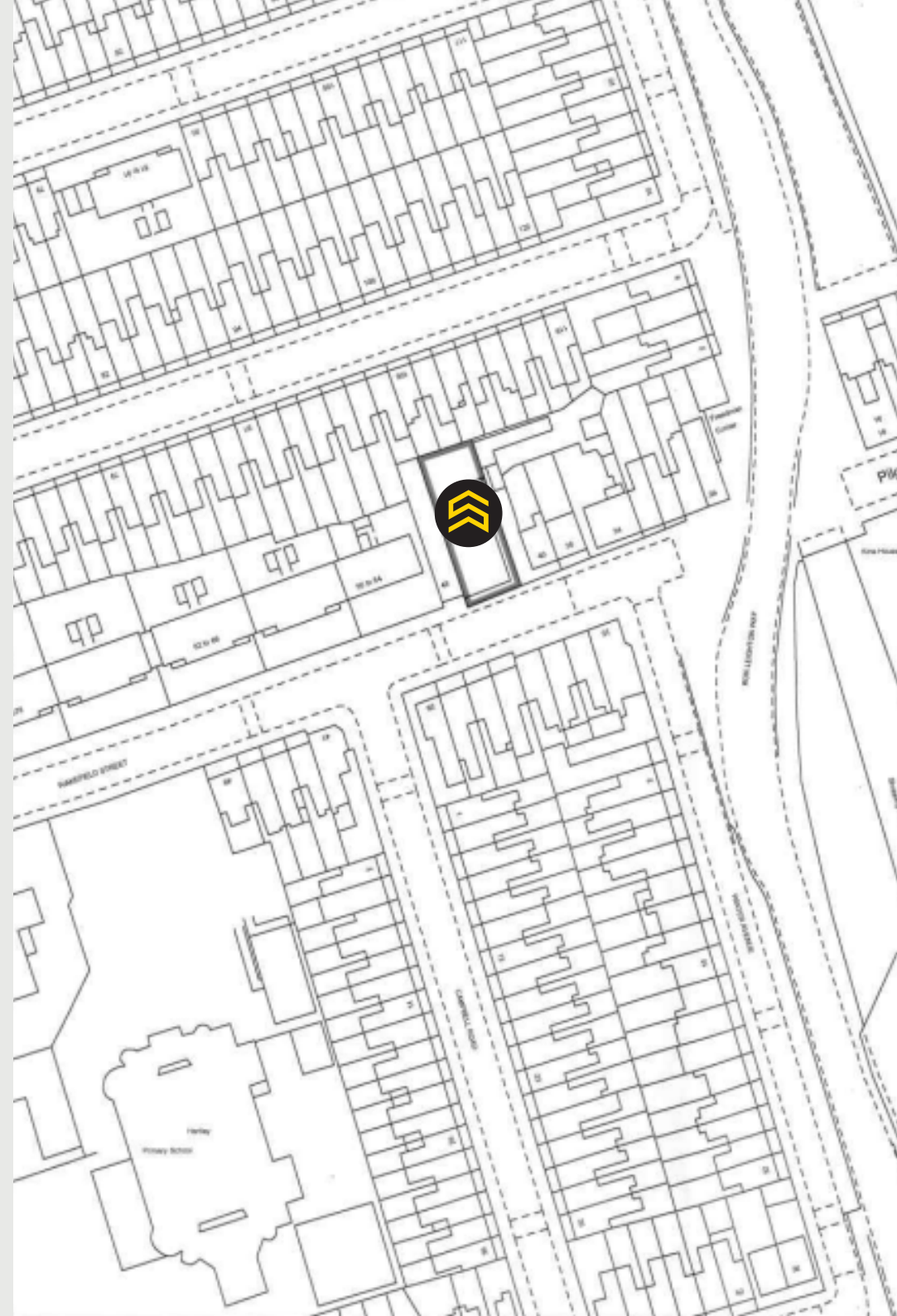
Freehold

**Class F1 building with scope
for redevelopment STP**

Location

The property is situated at the end of a residential terrace located on Wakefield Street, East Ham. The main shopping district of East Ham is a short distance away with national operators such as Primark, Poundland & Argos amongst others. Recently, East Ham has seen significant new development across several major projects. Including Upton Gardens the development of West Hams former stadium and Market Place, providing 277 new homes, which is within the immediate vicinity.

Access to the North Circular Road (A406) is within 3 miles. London City Airport is only 3.5 miles away via the A112. The A13 is just 2 miles away, connecting East Ham to London City Centre. East Ham Underground (District and Hammersmith & City Lines) is within a short walk from the property providing direct access into Central London.



Description

The property comprises a single storey building with pitched roof currently being used for community functions as part of the Salvation Army charity. The space presents mostly open plan with some partitioned rooms to provide separation. There is a rear addition operating as a social supermarket. There are both WC/Kitchen facilities within the building. The building has been well maintained and presents well. There is separate access to the side of the property.

We expect the building to be of interest to a wide range of potential purchasers including owner-occupiers, investors and residential developers.



Floor areas

We have calculated the following floor areas:

Floor Areas/Available Accommodation	Sq ft	Sq m
Gross Internal Area	2,832	63.17



Title

EGL561106

Tenure

Freehold

Use class

The building is being used for community facilities under use class F1.

Price

Offers in excess of £700,000 (Seven Hundred Thousand Pounds)

VAT

The premises are not elected for VAT

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details on request.



Viewing & Further Information

For further information or to arrange an inspection, please contact

Nowsher Alam

020 8520 9911

nowsher.alam@strettons.co.uk

Chris Collins

020 8509 4402

chris.collins@strettons.co.uk



STRETTONS

EST 1931

Further Information

[View on Website](#)