

# Wild & Co.

# wildandco.uk



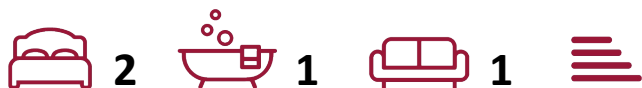
## The Avenue, Highams Park, E4 9LB

Freehold commercial bar/restaurant with residential property above. The commercial property boasts a rare late license until 2am, Friday to Saturday, and 1am, Sunday to Thursday.

Situated in the thriving area of Highams Park, boasting an array of cafes, shops, restaurants and moments from Highams Park Overground Station (direct links to Stratford & City) also within a short walk to the ever-popular Highams Park Lake. The property consists of: ground floor commercial unit approx. 873 sq ft with large function area, fitted bar, toilet & kitchen facilities to rear with 1st and 2nd floor residential flat (approx. 838 sq ft) above offering: open plan modern fitted kitchen to lounge, 2 double bedrooms, dressing room, gas central heating and double-glazed windows. Freehold for sale: Ideal purchase offering a range of opportunities for commercial investors, owner occupiers and buy to let investors with huge potential to split/convert/extend. Planning permission has been previously sought and granted for self containment of the residential upper floors and extension to the rear to create a large three bedroom flat with en suite facilities. Fixtures and fittings available via separate negotiation. Early viewing highly recommended! Contact us for more information and details.

**Guide Price £850,000 | Freehold**

# The Avenue, Highams Park, E4 9LB



- Freehold commercial & residential property
- Ground floor commercial unit approx. 873 sq ft
- Modern fitted kitchen, lounge, bathroom/wc, dressing room
- Early viewing required
- Situated in the thriving area of Highams Park
- Large function area, fitted bar, toilet & kitchen facilities to rear
- Ideal for commercial investors, owner occupiers & buy to let investors
- Next to Highams Park Overground station (direct links to Stratford & City)
- Split level (first and second floor) 2 bedroom flat
- Huge potential to split/convert/extend

## Full Description

Wild & Co. are pleased to offer for sale this: Freehold commercial bar/restaurant with residential property above. The commercial property boasts a rare late license until 2am, Friday to Saturday, and 1am, Sunday to Thursday.

Situated in the thriving area of Highams Park, boosting an array of cafes, shops, restaurants and moments from Highams Park Overground Station (direct links to Stratford & City) also within a short walk to the ever-popular Highams Park Lake.

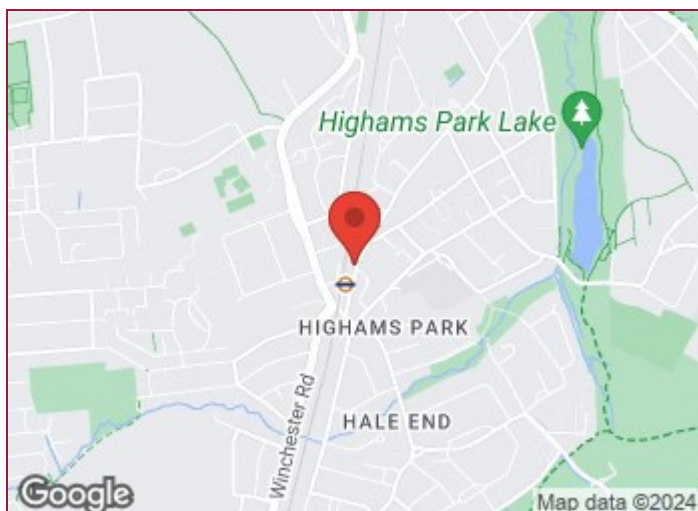
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Ideal purchase offering a range of opportunities for commercial investors, owner occupiers and buy to let investors

with huge potential to split/convert/extend. Planning permission has been previously sought and granted for self containment of the residential upper floors and extension to the rear to create a large three bedroom flat with en suite facilities.

Fixtures and fittings available via separate negotiation.

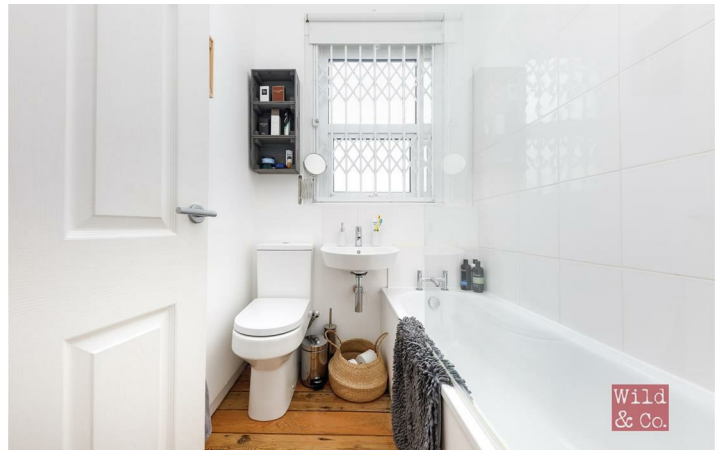
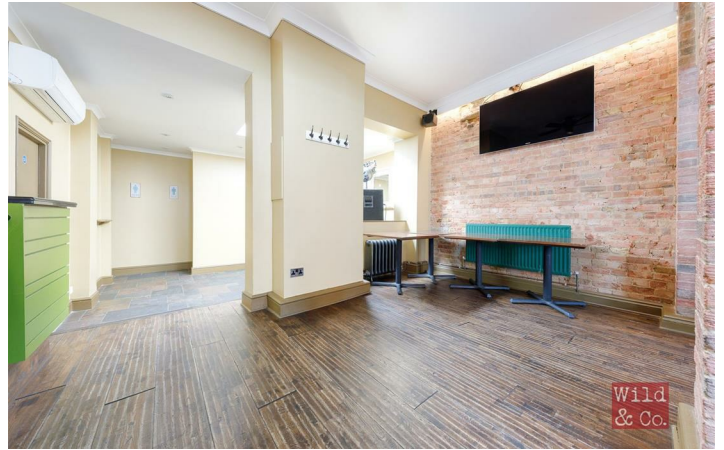
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## Directions

Directly off Hale End Road. Next to Highams Park Station.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.