



FOR SALE

**811 Commercial Road,
811 Commercial Road,
London, E14 7HG**

1,226 sq ft

**E14 Freehold Investment
Opportunity**

Letting Agency
T: 0207 538 8813

Full Property Management - Secure Guaranteed Rent

Various posters and notices on a wall, including one for 'FAC51 THE HACIENDA' and another for 'The Burger Club'.



Description

The building is configured as a ground floor and basement retail unit plus two self contained flats.

The flats comprise a studio/1-bed flat at the rear of the ground floor and one 1-bedroom flat on the upper first floor.

The ground floor, which is currently trading as a take-away has a Listed fascia which is actually at the base of the ground floor frontage.

There is the potential for vacant possession of the ground floor take-away unit by further negotiation.

The current income for the three units totals £54,600 per annum, consisting of £33,600 per annum for the residential flats and £21,000 per annum for the retail unit.

6.4 Current Gross Yield, before costs.

We understand both flats have Certificate of Lawful Use and established council tax history.

Site plan, internal plans and further details available upon request



Location

Located at the eastern section of Commercial Road (A13) - close to the junction with East and West India Dock Road.

Key points

- Commercial Unit, Ground floor 328 sq ft
Basement 207 sq ft - Total 535 sq ft
- Ground floor flat 299 sq ft, first floor flat 392 sq ft
- Mixed Use Freehold: Take-away retail unit plus two residential units
- The current income for the three units totals £54,600 - representing 6.4 Gross Yield
- Site plan, internal plans and further details available upon request





Rents, Rates & Charges

Price	£850,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	C (53)

Viewing & Further Information



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