

FOR SALE – LOCK UP RETAIL UNIT

15 Wager Street, Bow, London E3 4JD – Offers in excess of £100,000



EXECUTIVE SUMMARY ...

- Vacant retail unit holding Class E permission.
- Ideal for owner occupation or an investor.
- NIA circa 915sqft / 85m2.
- Long leasehold with vacant possession.
- Offers in excess of £100,000 for the long leasehold interest.

DESCRIPTION ...

The property comprises a ground floor lock up retain unit benefitting from secure roller shutters and rear access. The property is currently divided in a cellular nature with kitchen, W/C and a shop floor.

LOCATION ...

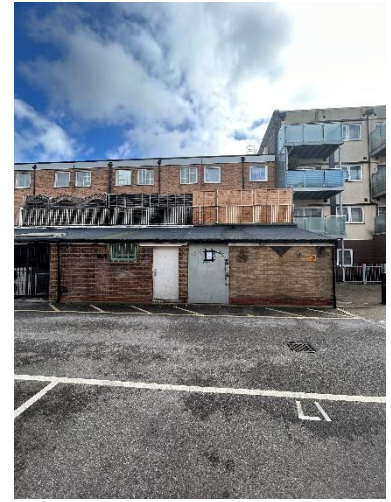
Located on Wager Street, in close proximity to Mile End and the amenities of Burdett Road. Wager Street is a primarily residential side street with an established retail parade.

TRANSPORT ...

The property is located less than a ten-minute walk from Mile End underground station and numerous bus routes operate along Burdett Road a short distance away.

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PRICING ...

SFP Property are inviting unconditional offers in excess of £100,000 excluding VAT (if applicable) for the long leasehold interest.

EPC ...

The property currently holds an EPC 'D' rating, valid until 10 September 2027.

TENURE ...

Long Leasehold – new lease to be granted for circa 125 years.

VAT ...

TBC

SERVICE CHARGE ...

Purchaser to be responsible for service charge apportioned to the unit.

VIEWING ...

All viewings strictly through SFP Property. For further information or to arrange a viewing, email jessical@sfpgroup.com. Alternatively, please call the details below:

ELLIOT DOWSETT-WARD

T: 020 3831 7287

E: elliott.dowsett-ward@sfpgroup.com

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T: 020 3831 7242

E: jack.bayes@sfpgroup.com

TOM DAWES MRICS

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