

FOR SALE FREEHOLD WITH VACANT POSSESSION - SINGLE STOREY COMMERCIAL PREMISES IN PLAISTOW WITH OFFICE, KITCHEN AND BATHROOM.

LAND TO THE NORTH SIDE OF ELKINGTON ROAD, PLAISTOW, LONDON, E13 8LQ
961 SQ.FT (89.28 M²)



Key Features

- Suspended ceilings
- LED lighting

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria.

Contact:

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Location

The property is located within an established residential area within the London Borough of Newham within a predominantly residential area. Elkington Road is situated close to the A13, which is a major arterial road that connects Central London with East London and the Thames Gateway, offering direct access to popular areas such as Canary Wharf, the City of London and Docklands. The A118, also known as High Street North, is also within close proximity. The A118 connects various parts of East London and provides access to neighbouring areas, including Barking and East Ham. There are local retail amenities located on High Street North and further towards Stratford, namely Westfield Stratford City, located approximately 2.5 miles (4 kilometers) from the subject.

Accommodation

The unit comprises of a single-storey ground floor commercial premises, arranged as predominantly open plan storage accommodation with ancillary offices, kitchen and bathroom with shower facilities. Amenities include suspended ceilings, LED lighting and uPVC double door entrance on Elkington Road. Approximate area is as follows in accordance with the RICS Code of measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Total Ground Floor	961 sq.ft (89.28 m ²)
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Lease Terms

The property is to be sold with the benefit of vacant possession.

Price

Offers are invited in the region of £300,000.00 for the freehold interest with vacant possession.

Rates

Rateable Value	£7,200
UBR 2023/24	49.9p
Rates Payable	£3,592.80



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These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Interested parties are advised to verify these figures and check what banding of Council Tax the upper parts fall under with the London Borough of Newham on 020 8430 2000.

VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A Service charge is not applicable in respect of this property.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.