



**CLARKE  
HILLYER**  
EST 1885

INCORPORATING...

brian **dadd** commercial

**FOR SALE**

**£565,000**

- Freehold investment
- Comprising shop & 2-bedroom maisonette
- Current income £21,300 per annum
- Rent review outstanding on the shop
- Barking Road location
- Rare opportunity

CONTACT: 020 8501 9220  
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422/422A BARKING ROAD, EAST HAM, LONDON, E6 2SA



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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#### Location

The property is situated to the southern side of Barking Road (A124) on the corner of Ranelagh Road, in an established retail and residential area. The A406, A13 and M25 are all accessible from the premises and the area is served by local buses. The closest train stations are East Ham (Circle) and Barking (Circle & Overground).

#### Description

Comprising a 3-storey corner property of traditional masonry construction. The ground floor trades as a dry cleaners and there is a 2-bedroom maisonette at 1st and 2nd floor level with access from Ranelagh Road. To the rear of the property is a small yard area. The premises are more particularly described as follows:  
 Ground Floor Shop: 546 sq ft (80.7 sq m). Kitchen and toilet facilities included.  
 First Floor Residential: Lounge, kitchen, bathroom.  
 Second Floor Residential: 2 bedrooms.  
 All areas are approximate only.

#### Tenancies

The shop is let on a 10 year full repairing and insuring lease from March 2018 at a current rent of £9,600 per annum. There is an outstanding rent review from March 2023. The lease is inside the Landlord & Tenant Act 1954.  
 The maisonette is let on a current Assured Shorthold Tenancy Agreement at £975 per calendar month equating to £11,700 per annum.

#### Terms

The freehold is available, subject to the current tenancy agreements, for £565,000.

#### Business Rates

The London Borough of Newham have informed us that the shop has a rateable value of £12,750 under the 2023 Valuation List.

#### Council Tax

The maisonette falls within Council Tax Band B.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The shop has an Energy Performance Certificate rating of A. The flat has an EPC rating of D.





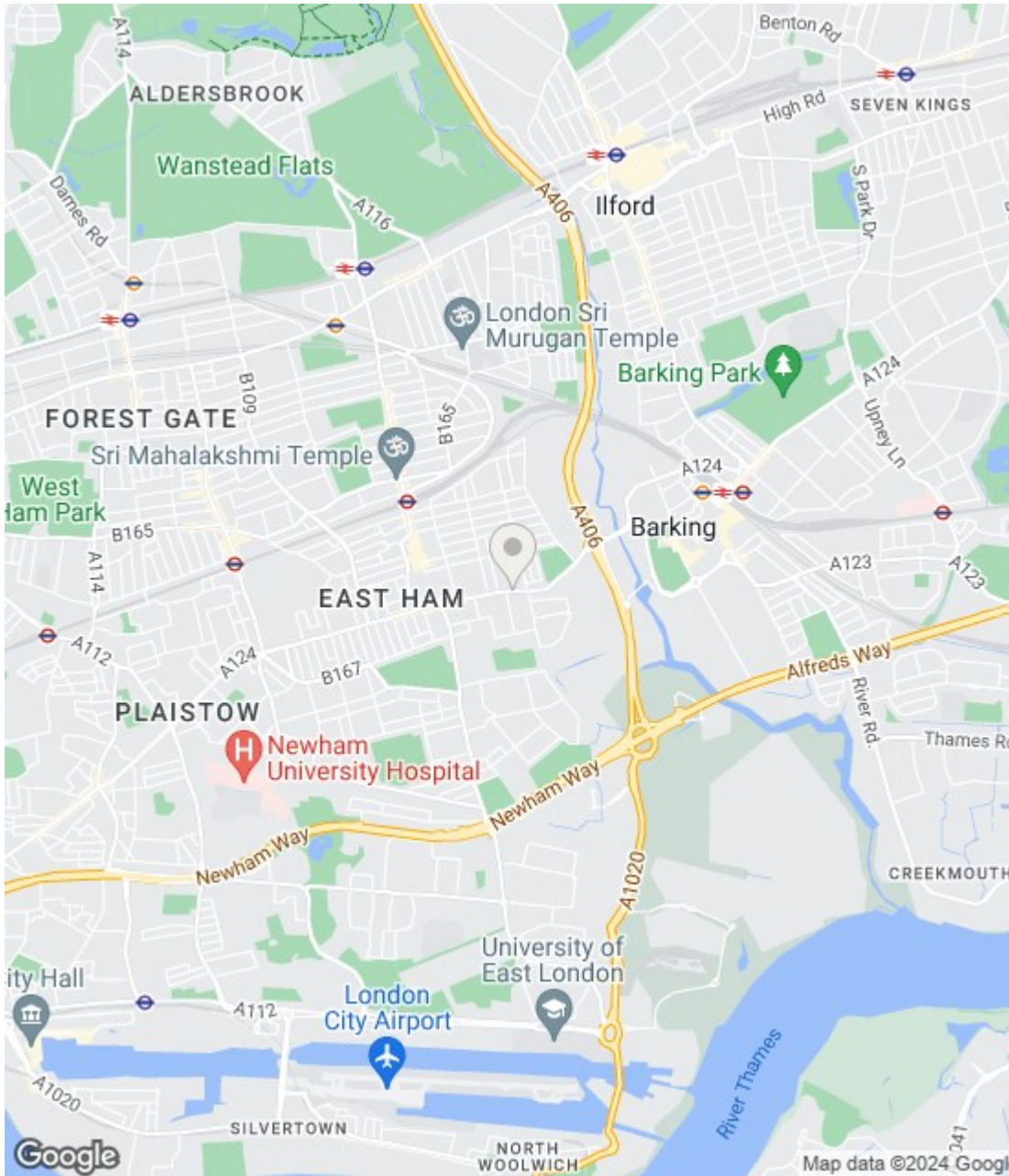
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>93</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	

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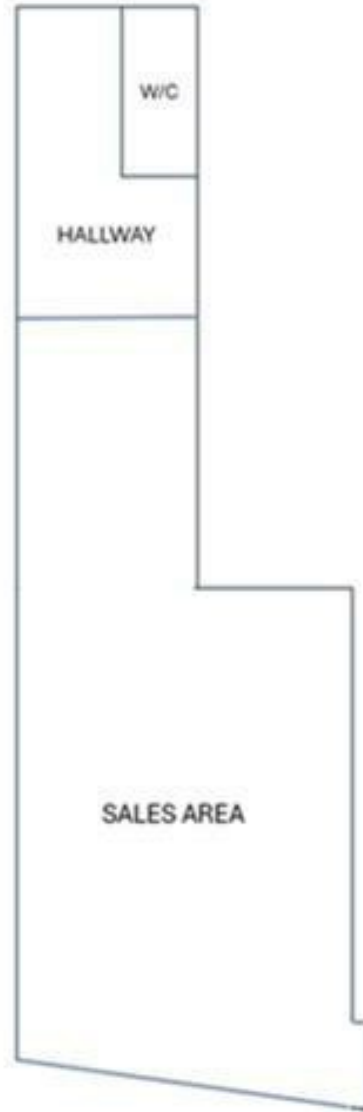
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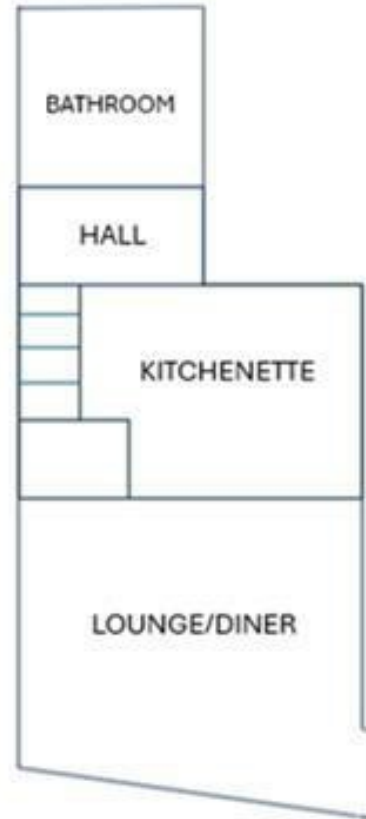
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**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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