



CHESHIRE ST. E2



SCOTTFRASERCOLLECTION



ASKING PRICE

£350,000

Cheshire Street

, E2 6EH

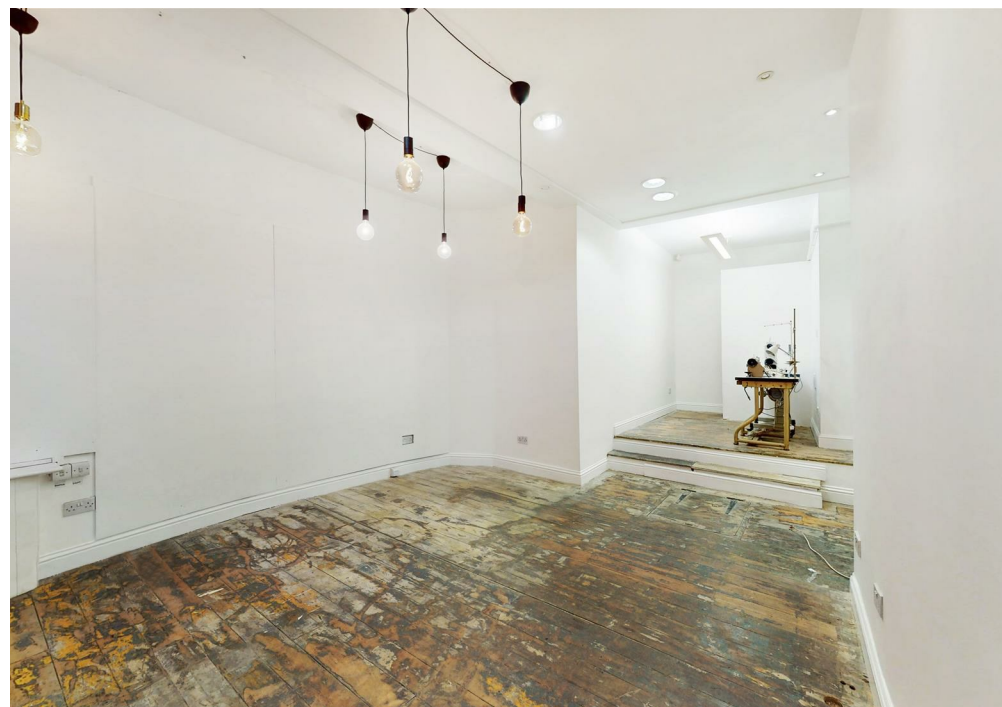
Located on Cheshire Street is this commercial unit spread totaling 681 square feet.

The property features a street entrance leading into a open space with rear W/C, internal roller shutters and trap door leading to basement storage.

Cheshire Street is located moments from Brick Lane, one of the East End's most famed streets with a colourful history that records numerous different communities passing through over the centuries. The restaurants, cafes and shops both on the road and in the wider locality are popular destinations for locals and visitors alike, and considered heaven for bargain hunters, foodies and fashionistas. Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as some fantastic green escapes further afield - Haggerston Park, London Fields, and Victoria Park - voted London's favourite outdoor space.

The area has excellent transport links and is a short walk from Liverpool Street mainline station, Aldgate Underground and Shoreditch High Street Overground stations, as well as being served by a large number of bus routes.

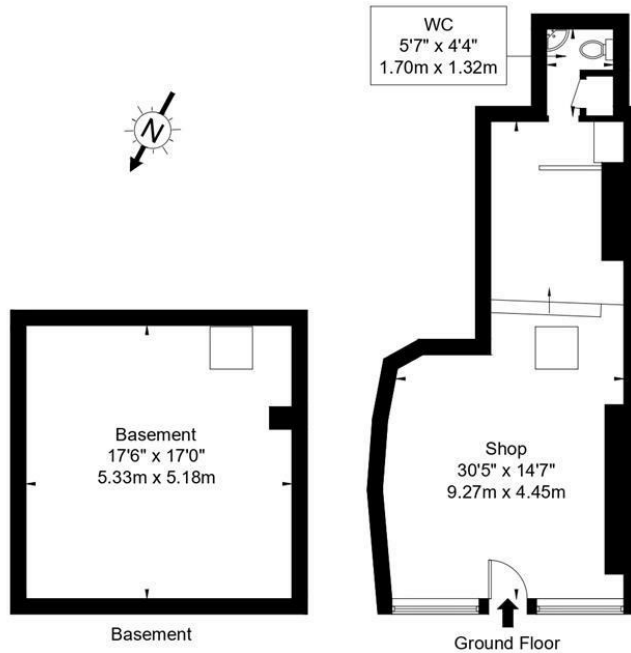
Subject to negotiation the property can be purchased on a leasehold basis or the option to purchase the freehold interest.





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Approx Gross Internal Area = 63.3 sq m / 681 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com