



Offers by 12pm on Friday 7th June

## 176-177 Forest Lane, London, E7 9BB

A chance to purchase a rare commercial premises in the heart of Forest Gate with opportunity of further development, subject to planning.

- Ground and first floor commercial premises opposite Forest Gate Station
- We are seeking unconditional offers
- Possible opportunity for further development on the site
- Total site area of 3,120 sqft

Interested?  
Request more information.

020 8221 9610  
dobbinandsullivan.com

## Summary

<b>Available Size</b>	2,174 sq ft
<b>Price</b>	Offers in excess of £500,000
<b>Rates Payable</b>	£15,219.50 per annum We do recommend that buyers make their own further enquiries to the local authority.
<b>Rateable Value</b>	£30,500
<b>EPC Rating</b>	E (I25)

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor	1,634	151.80
First floor	540	50.17
<b>Total</b>	<b>2,174</b>	<b>201.97</b>

## Description

We are offering the freehold sale of a ground and first floor commercial premises with rear yard and parking area. The ground floor offers an open plan retail unit to the front with separated smaller office suites to the rear. The first floor provides additional offices through a separate entrance although can be combined if necessary. To the rear is vehicle access into a small yard area and parking along the side way. The property is in need for refurbishment and we suggest buyers complete their own surveys and due diligence beforehand.

## Location

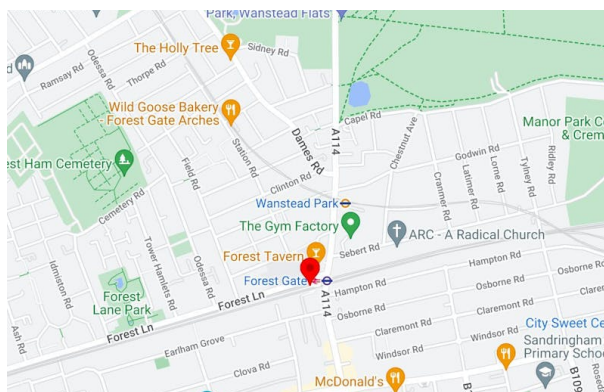
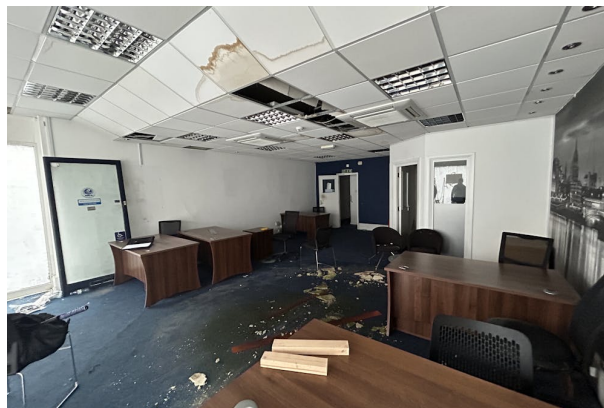
The property is located opposite Forest Gate Station on the northern side of Forest Lane. The station provides access onto the Elizabeth Line into Stratford, Liverpool Street, Farringdon and into west London. It is also only 250metres from Wanstead Park station on the Overground Line. Woodgrange Road is also opposite and provides plenty of local amenities and national retailers including Dominoes, Iceland, Co-Op and KFC to name a few.

## Tenure

We are seeking unconditional offers for the sale of the freehold.

## Legal Costs

Each party to bear their own costs in the transaction with the buyer contributing to a deposit on agreement of heads of terms.



## Viewing & Further Information

**Nick Robinson MRICS**  
020 8221 9612 | 07983 731978  
nick.robinson@dobbinandsullivan.com

**Reuben Reid-Williams MRICS**  
020 8221 9619 | 07932 875089  
reuben.reid-williams@dobbinandsullivan.com

**More properties @ dobbinandsullivan.com**