

PROMINENT CLASS E
FREEHOLD FOR SALE
CHADWELL HEATH
27 HIGH ROAD

Description

Chadwell Heath is located approximately 12 miles northeast of Central London in the London Borough of Barking and Dagenham. The area benefits from excellent road communications with access to the A118 connecting with Central London and North Circular. The area also benefits from the Elizabeth Line Station at Chadwell Heath providing a direct service to London Liverpool Street in 26 minutes.

The property is situated in a prominent position in High Road with nearby retailers including **Poundland, Ladbrokes, BetFred and Your Move Estate Agents.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged as a ground floor banking hall with ancillary accommodation at part first floor, providing the following approximate areas:

Ground Floor Sales	1,629 sq. ft. (151.33 sq. m)
Ground Floor Ancillary	1,105 sq. ft. (102.65 sq. m)
First Floor Ancillary	659 sq. ft. (61.22 sq. m)
Total	3,393 sq. ft. (315.22 sq. m)

The property has 4 car parking spaces located at the rear.

Part of the first floor has been sold off on a long leasehold as residential accommodation under a 125-year lease from 23 June 2023 at a ground rent of £100.00 per annum. Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£490,000.**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£35,750
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 75. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Darren Coleman **07970 796470**
darren.coleman@greenpartners.co.uk

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

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