



3 Manchester Road

London, E14 3BD

**E14 Development
Opportunity – With
Planning Consent (2 x 2
bed flats plus 1 x
commercial unit)**

**2,672 sq ft
(248.24 sq m)**

- Freehold Sale – £950,000 with a current income of £44,000
- Rare E14 commercial/residential site
- PLANNING CONSENT FOR 2 X 2 BED FLATS PLUS 1 X COMMERCIAL UNIT
- 2 mins from Island Gardens DLR Station

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Description

The freehold unit is currently configured as 2 commercial units on the ground floor plus a 1 bedroom flat on the 1st floor – all self contained.

The current income is £44,400 consisting of £30,000 per annum of income from both commercial units plus £14,400 per annum from the 1 bedroom flat.

Floor Areas: Ground floor Commercial units 1850 sq ft

Floor Areas: 1st floor 1 bed flat – 593 sq ft

Vacant Possession available within 6–12 months

Commercial tenants occupying by means of Licence agreements. A standard AST applies to the 1 bedroom flat

March 2023 – Planning consent reinstated for 1 x commercial unit plus consent for 2 x 2 bedroom flats offering 804 sq ft and 725 sq foot respectively

Local Authority – London Borough of Tower Hamlets

The subject site has not been elected for VAT and will be sold by way of an Asset Sale as opposed to a Company Sale.

Please note – Subject to Planning and Joint Venture bids will not be considered

Location

The building is located within 2 minutes walk of Island Garden DLR, the Greenwich Foot Tunnel and the Thames Path – ideally placed for access to Canary Wharf and Greenwich.

Located on Manchester Road at the southern end of the Isle of Dogs, close to the junction with East Ferry Road.

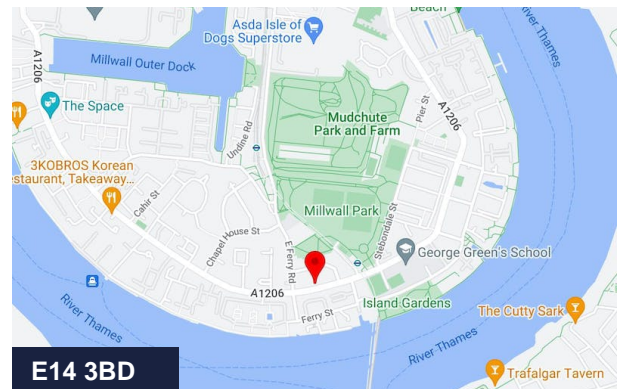
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	593	55.09	Available
Ground	1,850	171.87	Available
Total	2,443	226.96	

Viewings

Strictly through sole agents Stirling Ackroyd



Summary

Available Size	2,672 sq ft
Price	£950,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



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