

## **FOR SALE**



# 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

## 3 Manchester Road, London, E14 3BD

#### 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

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:

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

#### 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



Iftakhar Khan 020 3967 0103 ikhan@stirlingackroyd.com



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 01/04/2023































