



## 1-3 High Street

London, E13 0AD

**Unbroken commercial  
Freehold with  
development potential**

**6,154 sq ft**  
(571.73 sq m)

- Prime East London location
- Minutes from Plaistow Tube station
- Scope to increase floor area
- Three storey freehold
- Front and rear access – ideal for loading
- Ideal for owner occupiers, investors and developers

# 1-3 High Street, London, E13 0AD

## Description

Comprising a three storey freehold former trade counter

The property is set over basement, ground and first floor, benefiting from front and rear access.

Floor to ceiling heights – Basement 2.2m, Ground floor 3m to 4.7m, 1st Floor 3.4m

Open plan layouts on each floor

Versatile space – ideal for a range of occupiers including : retail, office, wellness, leisure & education (subject to necessary planning consents)

Front and rear access – rear access from Grassmere Road & Ashburton Terrace

East London regeneration location – The building is in very close proximity to the Plaistow Hub development which will provide over 180 new homes across two sites. The scheme includes a new library, neighbourhood centre, supermarket, gym, café and piazza.

## Location

Located on Plaistow High Street (A112). The A112 links to the A13 and also directly into Stratford High Street

Within 2 minutes walk of Plaistow London Underground Station – connections into London via the District and Hammersmith and City lines. Easy access to the City, Canary Wharf and Stratford via London Underground, bus routes and by road

## Accommodation

The accommodation comprises the following areas:

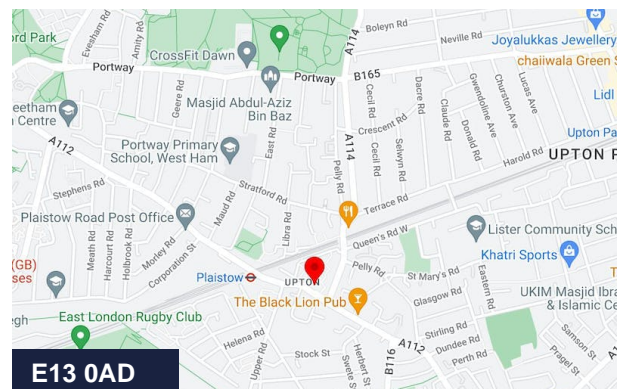
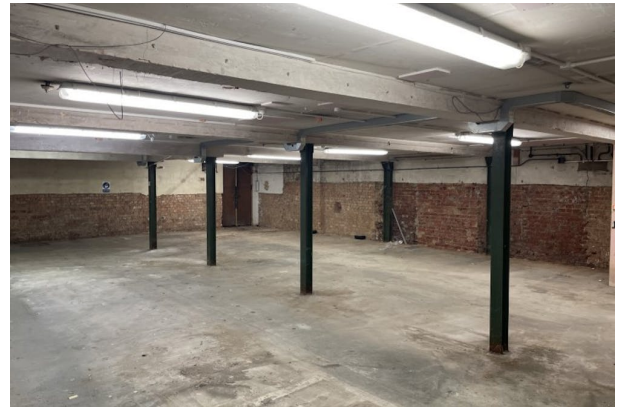
Name	sq ft	sq m	Availability
Basement	1,498	139.17	Available
Ground	2,287	212.47	Available
1st	2,369	220.09	Available
<b>Total</b>	<b>6,154</b>	<b>571.73</b>	

## Viewings

Strictly by appointment with joint agents, Stirling Ackroyd or Strettons

## Terms

Freehold



## Summary

Available Size	6,154 sq ft
Price	£1,300,000
Rates Payable	£31,100 per annum
Rateable Value	£61,000
EPC Rating	C (62)

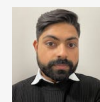
## Viewing & Further Information



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