

# **FOR SALE**



1-3 High Street London, E13 OAD

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 OAD

#### 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
Total	6,154	571.73	

#### 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



Iftakhar Khan 020 3967 0103 ikhan@stirlingackroyd.com



Lucy Stephens 020 3967 0103 lucys@stirlingackroyd.com



Harry Mann 020 3967 0103 | 07947728313 hmann@stirlingackroyd.com



Nicholas Westray 020 3967 0103 | 07932 707 071 nwestray@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 11/05/2023







































