



**STIRLING  
ACKROYD**

**FOR SALE**

**3 Manchester Road,  
London, E14 3BD**

2,672 sq ft

E14 development  
opportunity - with  
planning consent (1 x 3  
bed flat, 1 x 1 bed flat,  
plus 1 x commercial unit)

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## Description

Existing status: The freehold building is currently configured as two commercial units on the ground floor plus a one bedroom flat on the first floor, all are self-contained.

The floor areas comprise: Ground floor commercial units - 1,850 square feet and first floor one bedroom flat - 593 square feet

The current income is £36,600 consisting of £21,000 per annum of income from both commercial units (under rented/on licence) plus £15,600 per annum from the one bedroom flat. The commercial tenants occupying by means of Licence agreements. While a standard AST applies to the one bedroom flat. The residential tenancy end date is 31st July 2024. Vacant Possession available within three months.

Planning permission has been gained to retain the existing ground floor commercial unit plus consent to replace the existing one bedroom flat with a three bedroom flat and add a further 1 x one bedroom flat - further details and proposed plans upon request.

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.

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## Location

The building is located within two 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.

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## Key points

- Current total space - 2,443 square foot
- Current configuration: 2 x commercial units plus 1 x 1 bedroom flat
- Planning consent for: 1 x 3 bed flat, 1 x 1 bed flat, plus 1 x commercial unit
- Freehold sale - £1,000,000 with a current income of £36,6000
- Rare E14 commercial/residential site
- Two minutes' walk to Island Gardens DLR Station
- Vacant possession available within three months
- Ideally placed for access to Canary Wharf and Greenwich





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## Accommodation

Name	sq ft	sq m	Availability
1st	593	55.09	Available
Ground	1,850	171.87	Available

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## Rents, Rates & Charges

Price	£1,000,000
Rates	tbc
Service Charge	On application
VAT	Not applicable
EPC	D (76)

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## Viewing & Further Information



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