

London E1

27A Mile End Road

Whitechapel

E1 4TP

- **Attractive Grade II Listed Former Office Building**
- Comprising a total GIA of 548.3 sq m (5,902 sq ft)
- Planning consent for seven flats and ground floor retail use (Class A1, A2 & A3)
- Located adjacent to Nando's in a predominantly residential area
- Within 0.25 mile of Whitechapel Underground Station and The Royal London Hospital

Vacant Possession upon completion

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Whitechapel is a densely populated multi-cultural inner city district bounded by the A11 and A13, about 1 mile east of the City of London. The area is very well served by public transport, having Liverpool Street and Limehouse Rail Stations close by as well as Underground services at Stepney Green, Whitechapel, Bethnal Green and Shadwell. The property is situated adjacent to Nando's in a predominantly residential area on the north side of Mile End Road (A11), immediately east of its junction with Cambridge North Road (A107) and within a quarter of a mile of Whitechapel Underground Station (District and Hammersmith & City Lines) and The Royal London Hospital. Occupiers close by include William Hill, Barclays, NatWest, the Blind Beggar Public House and a Sainsbury's supermarket.

Description

This attractive Grade II Listed property is arranged on basement, ground and three upper floors to provide a total GIA of 548.3 sq m (5,902 sq ft). The property was previously used as offices with secure ground floor parking (3 cars) and basement storage.

The property provides the following accommodation and dimensions:

Ground Floor	171.0 sq m	(1,841 sq ft)
First Floor	122.0 sq m	(1,313 sq ft)
Second Floor	120.4 sq m	(1,296 sq ft)
Third Floor	108.3 sq m	(1,166 sq ft)
Basement	26.6 sq m	(286 sq ft)
Total	548.3 sq m	(5,902 sq ft)

Tenancy

The entire property is to be offered with VACANT POSSESSION UPON COMPLETION.

Planning

The property has Planning and Listed Building Consent (Refs PA/10/00785 & PA/10/00786) for the erection of a first and second floor extension and alterations to the elevations to form 5 one bedroom and 2 two bedroom flats. In addition the ground floor has the benefit of retail use (Class A1, A2 & A3) or business use (Class B1). All enquiries should be referred to Tower Hamlets Council www.towerhamlets.gov.uk

VAT

VAT is applicable to this lot.

Rateable Value

Rateable Value: Office and Premises £35,000.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 15 London E1**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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