

# London E13

## 412 & 412A Barking Road

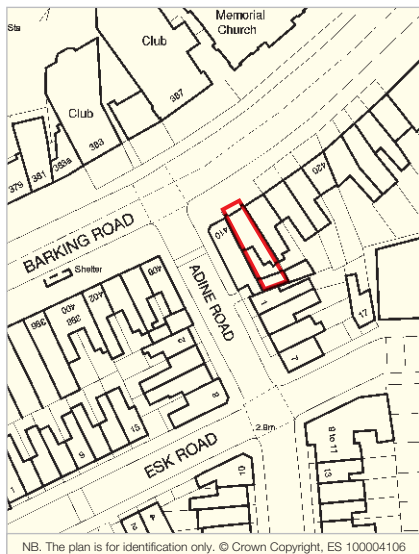
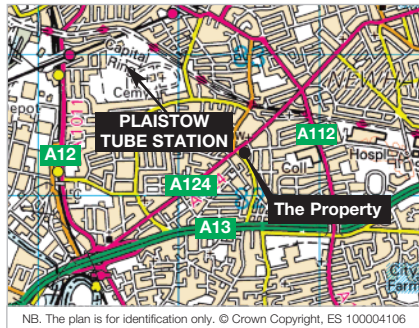
### Plaistow

### E13 8HJ

- **Freehold Vacant Shop and Maisonette**
- Situated within a densely populated residential area
- Located within half a mile of Newham University Hospital and 0.9 miles from Plaistow Underground Station
- Potential to reconfigure part or convert whole to residential use, subject to obtaining all necessary planning consents
- No VAT applicable

## Vacant Possession

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Plaistow forms part of the London Borough of Newham and is located some 7 miles east of the City of London, midway between West Ham and Upton Park. Road connections are good, with the A13 lying to the south and the A406 (North Circular Road) running parallel to the east. The property is situated on the south side of Barking Road (A124), which comprises a mixture of both residential and commercial properties, close to its junction with Adine Road. Plaistow Underground Station (Circle, District and Hammersmith & City Lines) lies some 0.9 miles north of the property and Newham University Hospital lies half a mile to the east.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with a self-contained maisonette above, accessible from the front. Externally the property benefits from a yard to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (inc. ent)</b>	4.85 m	(15' 11")
<b>Net Frontage</b>	3.35 m	(10' 11")
<b>Shop Depth</b>	7.05 m	(23' 2")
<b>Built Depth</b>	13.20 m	(43' 4")
<b>Ground Floor</b>	43.5 sq m	(468 sq ft)
<b>First Floor</b>	43.0 sq m	(463 sq ft)
<b>Second Floor</b>	31.0 sq m	(334 sq ft)
<b>Total</b>	117.5 sq m	(1,265 sq ft)

NB. Floors areas are Gross Internal.

### Tenancy

The entire property is to be offered with vacant possession.

### Planning

There may be potential to reconfigure the first and second floors into two flats, or to convert the whole property to residential use, subject to obtaining all the necessary consents. All enquiries should be referred to Newham Council.

Tel: 0208 430 2000.

Website Address: [www.newham.gov.uk/planning](http://www.newham.gov.uk/planning)

### VAT

VAT is not applicable to this lot.

### Rateable Value

The 2010 rating list entry is: Shop & Premises £6,900.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day.

In the subject box of your email please enter **Lot 25 Plaistow**.

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

**Seller's Solicitor** Malcolm Adler, Aubrey David Solicitors. Tel: 0207 224 4410 e-mail: [adlerm@aubreydavid.com](mailto:adlerm@aubreydavid.com)