

# London E15

## The New Canteen, 195 Vicarage Lane, Stratford E15 4HJ

- **Freehold End of Terrace Three Storey Former Educational Building**
- Extending to Approximately 390.04 sq m (4,202 sq ft) GIA
- Possible Potential for Change of Use or Redevelopment subject to all consents

## Vacant Possession

BY ORDER OF COMMUNITY LINKS  
TRUST LIMITED (A CHARITY)



Common Room

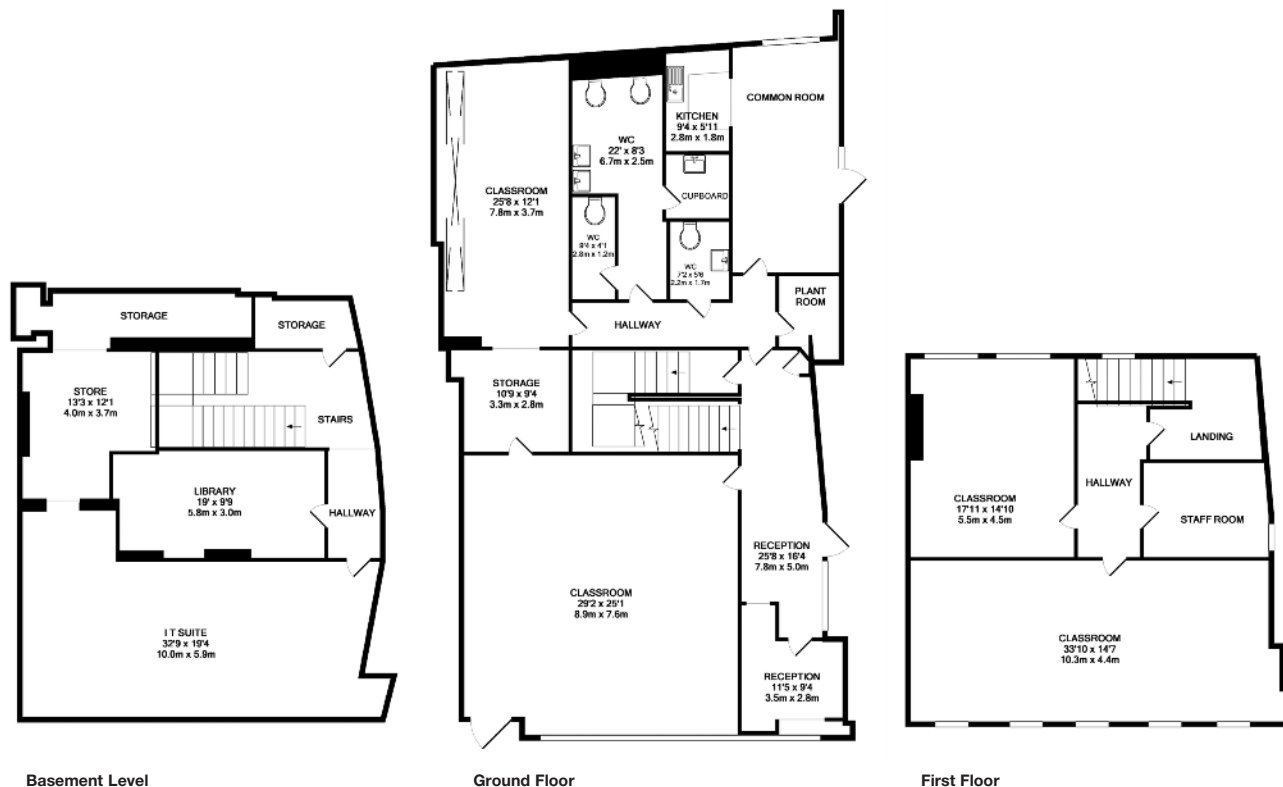
### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 12.30 – 1.30 p.m. (Ref: RH/OG).

### Seller's Solicitor

Messrs Clifford Chance Solicitors  
(Ref: Michael Edwards).  
Tel: 0207 006 4008.  
Email: michael.edwards@cliffordchance.com

**VACANT – Freehold Building**



### Tenure

Freehold.

### Location

Vicarage Lane (B164) is located off Romford Road (A118), which in turn runs into The Broadway, Stratford. The property itself is situated on the east side of Vicarage Lane, close to the roads junction with Portway Road (B165). Extensive shopping facilities are available in Westfield Shopping Centre with the open spaces of West Ham Lane Recreation Ground being within reach. Central Line Underground services run from Stratford Station with Rail and Dockland DLR services being available from Stratford Rail Station.

### Description

The property comprises an end of terrace building arranged over lower ground, ground and first floors. The property is currently arranged as an educational building. The property may afford potential for redevelopment subject to all necessary consents being obtained.

### Accommodation

**Lower Ground Floor** – Disabled WC, Library, IT Suite leading to Two Further Store Areas

**Ground Floor** – Common Room, Kitchen, Two Classrooms, Store Room, Toilet Area with Three WCs/wash basins, Disabled WC, Office/Reception, Server Room

**First Floor** – Two Classrooms, Office/Staff Room

**Gross Internal Area 390.04 sq m (4,202 sq ft)**

Please note the area outside the property is owned by the London Borough of Newham and is not included in the sale. This also includes the lift shaft, which is also not included in the sale. Prospective purchasers are deemed to have consulted the legal documents regarding these points and shall raise neither objection or requisition there to.

### Planning

Local Planning Authority: London Borough of Newham.  
Tel: 0208 430 2000.

The property affords possible potential for redevelopment subject to obtaining all consents.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



IT Suite



Classroom (First Floor)



Classroom (Ground Floor)



Classroom (Ground Floor)