

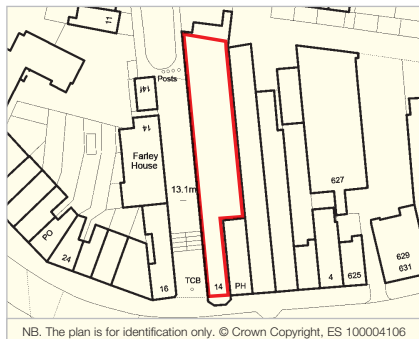
Ilford

The Shannon Centre, 14 Cameron Road, Seven Kings, Essex IG3 8LA

- **A Freehold Former Nightclub and Banqueting Centre situated directly opposite Seven Kings Rail Station (Crossrail)**
- Existing GIA Approximately 2,402 sq m (25,855 sq ft)
- Site Area Extending to Approximately 0.064 Hectares (0.159 Acres)
- Planning Permission for Demolition of Existing Building and Erection of a New Build Mixed Use Scheme comprising Two Commercial Units and Thirty-Two Self-Contained Flats (No Affordable Housing Element)
- Possible Potential for Alternative Uses and Schemes, subject to obtaining all necessary consents

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



To View

The property will be open for viewing on Saturday 16th July at 10.45 a.m.

Seller's Solicitor

Messrs Harrison Drury (Ref: O McKenna).
Tel: 01722 258321.
Email: owen.mckenna@harrison-drury.com

**VACANT –
Freehold Building with Planning**



Tenure

Freehold.

Location

The property is situated on the north side of Cameron Road, at its junction with High Road (A118). The property is situated approximately 0.9 miles to the south of the A12, which provides access to the M11 and M25 motorways, with the North Circular Road (A406) also being accessible nearby. The property is surrounded by local retail and amenities, with the more extensive facilities of Central London lying to the south-west. Seven Kings Station provides access to National Rail services and Crossrail services will also run from the station commencing from May 2017. The property is also well served by local bus routes and the open spaces of Westwood Recreation Ground and South Park are also nearby.

Description

The property comprises a building arranged over basement, ground and three upper floors. The property is situated on a sloping site with stepped access to the rear of the building via Farley Drive.

Accommodation

Allsop have not internally inspected the property.

Site Area Approximately 0.064 Hectares (0.159 Acres)

Planning

Local Planning Authority: Redbridge Council.
Tel: 020 8708 2884.

Planning Permission (Reference: 0951/13) was granted on 26th February 2015 to "demolish the existing building and build a new six storey building to provide 32 flats (21 x one bedroom, 9 x two bedroom and 2 x three bedroom) and two commercial units with associated landscaping and basement parking".

The GIA of the proposed building will be approximately 3,772 sq m (40,602 sq ft) including basement parking and loggias, but not the terraces.

There is no on-site affordable housing contribution required under the current planning permission; there is an outstanding CIL payment of £226,000.

Please note the vendor has commissioned plans to enhance the approved scheme with an additional twelve flats. These plans are available upon request from the auctioneers (Ref: RA) but no warranty is given by the seller that planning permission will be granted by the council.

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.allsop.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.

