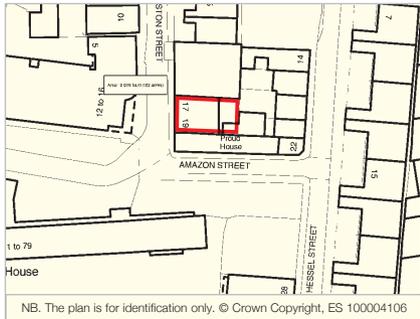


# London E1

## 17-19 Umberston Street, Whitechapel E1 1PY

- A Freehold Three Storey Building extending to Approximately 328.6 sq m (3,538 sq ft)
- Planning Permission for Demolition of the Existing Building and Construction of a Retail Unit (A1 Use) and Seven Apartments (1 x Three Bedroom, 3 x Two Bedroom, 3 x One Bedroom Flats)
- Proposed Accommodation extending to Approximately 535.3 sq m (5,762 sq ft)
- Located close to Aldgate East Underground Station

### Vacant Possession upon completion



#### To View

The property will be open for viewing every Wednesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: RE).

#### Seller's Solicitor

Messrs Lightfoots (Ref: Ms Jacqueline Craig).  
Tel: 01844 267171.

Email: jrcraig@lightfoots.co.uk

### VACANT – Freehold Building with Planning



#### Tenure

Freehold.

#### Location

The property is located on Umberston Street, close to its junction with Amazon Street. Local shops and amenities are available along Commercial Road and Whitechapel High Street. Aldgate East Underground Station (District and Hammersmith & City Lines) is within walking distance to the west. Local bus routes run along Commercial Road.

#### Description

The property comprises a mid terrace building arranged over basement, ground and two upper floors. We understand the commercial unit on the ground floor and basement currently trades as a travel agency and courier service. The property benefits from a yard to the rear and ancillary storage.

#### Planning

Local Planning Authority: Tower Hamlets Council.  
Tel: 0207 364 5000.

The property is offered with planning permission (Ref: PA/16/00547) dated 4th May 2016 for the 'demolition of existing building and construction of a five storey building to provide seven self-contained flats and an A1 retail unit'.

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides

#### Ground and Basement – Retail/Commercial Accommodation

#### Upper Parts – Three Bedroom Maisonette

NB. We understand the entire building is currently occupied, but vacant possession will be provided on completion.

#### Proposed Accommodation

A schedule of the proposed accommodation is set out below:

Unit	Floor	Accommodation	GIA sq m	GIA sq ft
<b>Commercial</b>				
1	Basement	Ancillary Storage/Retail Space	76.7 sq m	825.6 sq ft
	Ground	Retail Space	78.2 sq m	841.6 sq ft
<b>Residential</b>				
1	First	2 Bedroom Apartment with Terrace	61.4 sq m	661.0 sq ft
2	First	1 Bedroom Apartment with Terrace	38.2 sq m	410.7 sq ft
3	Second	2 Bedroom Apartment with Terrace	61.4 sq m	661.0 sq ft
4	Second	1 Bedroom Apartment with Terrace	38.2 sq m	410.7 sq ft
5	Third	2 Bedroom Apartment with Terrace	61.4 sq m	660.8 sq ft
6	Third	1 Bedroom Apartment with Terrace	38.2 sq m	410.7 sq ft
7	Fourth	3 Bedroom Apartment with 2 Terraces	81.8 sq m	880.4 sq ft
Subtotal			380.5 sq m	4,095.2 sq ft
<b>Grand Total</b>			<b>535.4 sq m</b>	<b>5,762.4 sq ft</b>

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](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



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