

Ref: S69

For Sale Freehold 2 shops plus 1 bedroom flat above



359/359a & 361 Katherine Road, Forest Gate, London. E7 8LT

LOCATION: The property is situated fronting Katherine Road B109 approximately 600m from Romford Road (A118). Katherine Road also joins up to Plashet Grove and to Barking Road (A124). Barking Road and Romford Road both provide direct access into Stratford as well as the A12 (New Road) and Newham Way in an alternate direction both join up to the North Circular (A406). The nearest underground station is Upton Park District Line and the nearest overground is Woodgrange Park

DESCRIPTION: The property comprises of 2 shops that are currently intercommunicating but could be separated by the purchaser if required, plus a 1 bedroom self contained front accessed flat above. There is a separate flat 361a that is sold off on a lease in excess of 900 years with a ground rent of £25.00 per annum.

359 Katherine Road - The retail area is 551 sqft (51.16 sqm), rear ancillary of 131 sqft (12.17 sqm), basement of 148 sqft (13.71 sqm).

361 Katherine Road - Retail area of 643 sqft (59.7 sqm), ancillary area of 202 sqft (18.76 sqm) and basement of 113 sqft (10.50 sqm)

The shops benefit from suspended ceiling, tiled flooring, alarm, C.C.T.V., electric roller shutters.

359a Katherine Road - Self contained flat with own front entrance. 1 bedroom, lounge, kitchen, W.C. double glazing and gas central heating. The property requires improvement.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- **359 KATHERINE ROAD**
 - **THE RETAIL AREA IS 551 SQFT (51.16 SQM), REAR ANCILLARY OF 131 SQFT (12.17 SQM), BASEMENT OF 148 SQFT (13.71 SQM)**
 - **361 KATHERINE ROAD**
 - **RETAIL AREA OF 643 SQFT (59.7 SQM), ANCILLARY AREA OF 202 SQFT (18.76 SQM) AND BASEMENT OF 113 SQFT (10.50 SQM)**

- **SUSPENDED CEILING**
- **TILED FLOORING**
- **ALARM**
- **C.C.T.V.**
- **ELECTRIC ROLLER SHUTTERS**

- **SELF CONTAINED 1 BEDROOM FLAT WITH FRONT ENTRANCE**

PRICE: £700,000 Freehold

RATES PAYABLE: £13,014 p.a. approximately, excluding the flat above.

EPC RATING: TBC

REFERENCES: Land Commercial Surveyors Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Strictly by appointment via Sole Agents

LAND COMMERCIAL SURVEYORS LTD
020 8498 8080



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.