

MIXED USE DEVELOPMENT OPPORTUNITY - FOR SALE

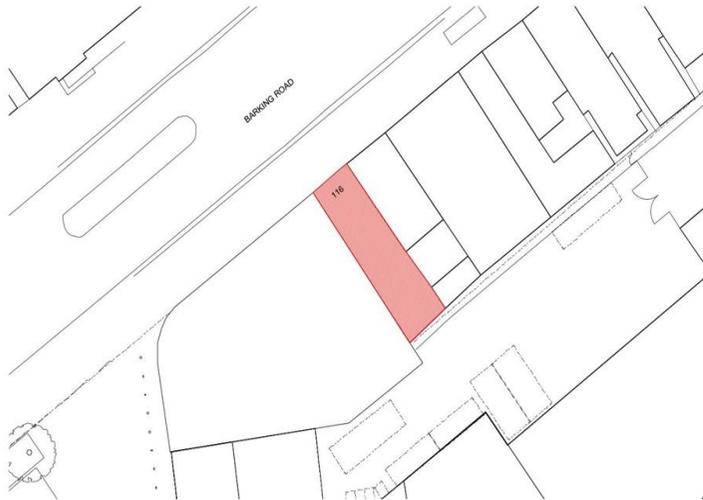
- Consented Site
- Offers sought in Excess of £700,000

Artists Impression

116 Barking Road, Canning Town, London E16 1EN

Summary

- Consented site for Commercial at ground floor and 5x 1-Bed residential flats above



Description

116 Barking Road comprises a mid-terrace retail shop unit on ground floor, with ancillary office/stores at first floor. The site benefits from planning permission for demolition of the existing, and erection of a new 6-storey building.

Data Room

Further information and plans are available within the Data Room:
<https://www.dropbox.com/sh/r558tobfdo2dkv9/AACnSg8l-CCmxyQGN3a2E5-a?dl=0>

Location

The property is situated next to a new mixed use retail and residential development (La Roka), forming part of Rathbone Market on the southern side of Barking Road, close to the junctions with the A1011 and the A13. The area offers excellent transport links, being approximately 300m from Canning Town Station for the Jubilee line and DLR.

Accommodation

The proposed development will have the following approximate floor areas.

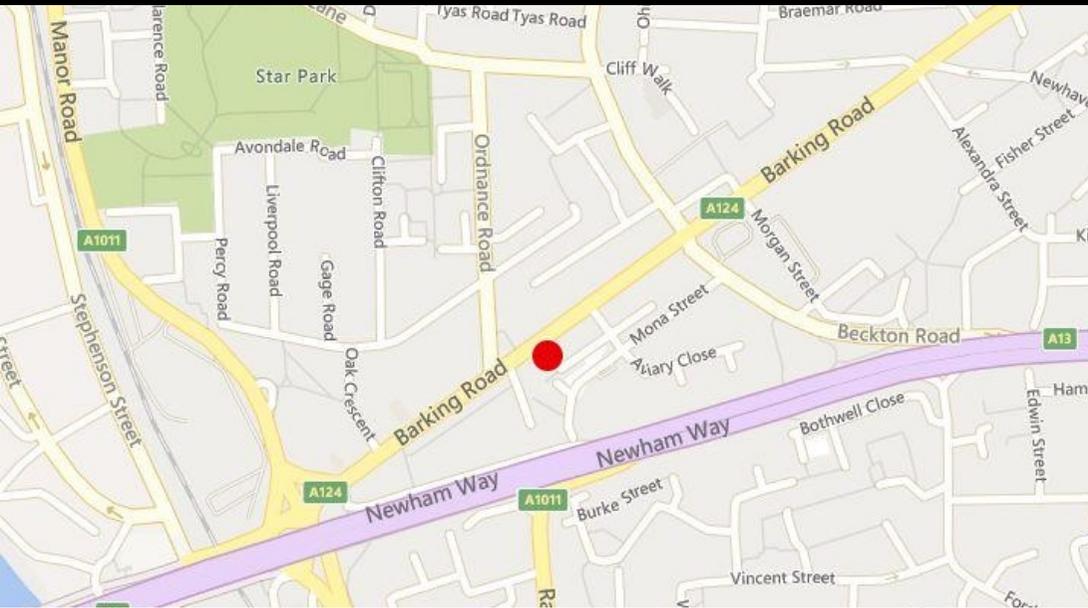
Area	Sq Ft	Sq M
Ground Floor Class E Premises	398	37.00
First Floor 1-Bed Flat	646	60.00
Second Floor 1-Bed Flat	646	60.00
Third Floor 1-Bed Flat	646	60.00
Fourth Floor 1-Bed Flat	646	60.00
Fifth Floor 1-Bed Flat	584	54.30
Total Internal Floor Area	3,566 Sq Ft	331.30 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Tenancy Schedule

Tenant	Lease Start	Lease Expiry	Rental
Harvey & Thompson Ltd	29/11/19	28/11/22	£17,000 pax

The existing Lease is held outside the L&T Act.



Planning

In accordance with Planning Application No 20/02284/FUL, the site benefits from planning permission for the demolition of the existing 2-storey building and erection of a new 6-storey building containing one Class E shop at ground floor, with five 1-Bedroom flats above.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

Terms

The premises are available Freehold for sale, subject to the existing Tenancy, and with the benefit of the existing planning consent 20/02284/FUL.

Price

Offers are sought in excess of £700,000.

VAT

The property has not been elected for VAT.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

