

## FOR SALE – LOCK UP RETAIL UNIT

15 Wager Street, Bow, London E3 4JD – Offers in excess of £100,000



### EXECUTIVE SUMMARY ...

- Vacant retail unit holding Class E permission.
- Ideal for owner occupation or an investor.
- NIA circa 915sqft / 85m<sup>2</sup>.
- Long leasehold with vacant possession.
- Offers in excess of £100,000 for the long leasehold interest.

### DESCRIPTION ...

The property comprises a ground floor lock up retail unit benefitting from secure roller shutters and rear access. The property is currently divided in a cellular nature with kitchen, W/C and a shop floor.

### LOCATION ...

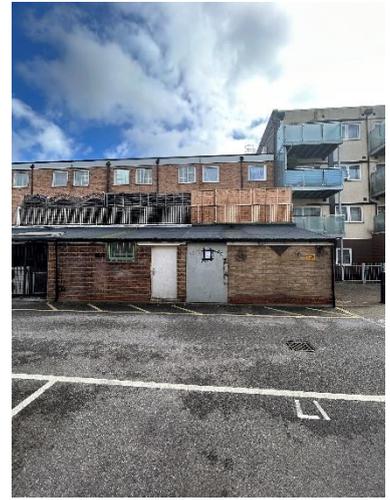
Located on Wager Street, in close proximity to Mile End and the amenities of Burdett Road. Wager Street is a primarily residential side street with an established retail parade.

### TRANSPORT ...

The property is located less than a ten-minute walk from Mile End underground station and numerous bus routes operate along Burdett Road a short distance away.

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### PRICING ...

SFP Property are inviting unconditional offers in excess of £100,000 excluding VAT (if applicable) for the long leasehold interest.

### EPC ...

The property currently holds an EPC 'D' rating, valid until 10 September 2027.

### TENURE ...

Long Leasehold – new lease to be granted for circa 125 years.

### VAT ...

TBC

### SERVICE CHARGE ...

Purchaser to be responsible for service charge apportioned to the unit.

### VIEWING ...

All viewings strictly through SFP Property. For further information or to arrange a viewing, email [jessical@sfpgroup.com](mailto:jessical@sfpgroup.com). Alternatively, please call the details below:

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