



A MIXED-USE FREEHOLD INVESTMENT WITH TENANTED COMMERCIAL AND RESIDENTIAL SPACE



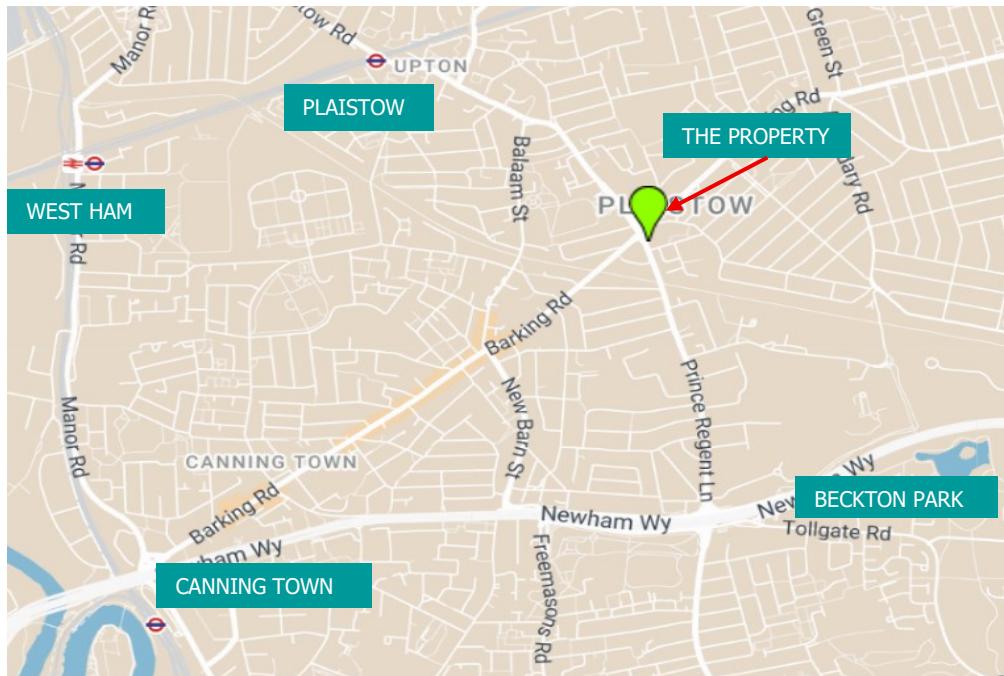


546 and 456a Barking Road, London, E13 9JU

Executive Summary:

- A prime East London mixed-use investment.
- Offers in the region of £3,000,000
- Ground floor and basement is currently tenanted by a Betfred.
- Eight tenanted flats situated on the upper levels. All flats are in good condition and benefit from a modern fit out.
- Annual income circa £235,000.
- The ground floor commercial unit is Use Class Sui Generis.
- The property is a former public house with attractive Victorian construction across the ground, first and second floors.
- The roof is currently utilised as an income generating telephone mast installation.
- VAT is currently charged on the commercial unit and the telephone mast.





LOCATION ...

The property is situated on a busy junction at the intersection of the A112 and the A124, sitting on a prominent corner fronting onto both Barking Road and Prince Regent Lane. The property is in walking distance of Plaistow and Canning Town underground station. The property is also served by several bus routes.

DESCRIPTION ...

The current accommodation comprises a four-storey mixed use block with a basement. The Ground floor and basement is currently occupied by Done Brothers as a Betfred. The first, second and third floor comprise eight fully let, well fitted flats.

THE INVESTMENT ...

- The asset is currently fully let across the commercial and residential portions.
- £235,856.40 annual income.
- Freehold.

TENURE/TITLE ...

Betfred:

Lease concludes in March 2027. Lease is inside the LTA 1954.

Freehold:

Registered under title number NGL144134.



RESIDENTIAL ...

The property previously received full planning permission relating to the erection of a two-storey extension that created eight apartments as currently configured.

The flats are spread over the first, second and third floors. There are two 1-bedroom flats, three 2-bedroom flats and three 3-bedroom flats.

Heating is supplied to the flats through an internal wet system, using underfloor heating and electric generated condensers on the roof.

The flats are accessed via a secure buzzer entrance, located along Prince Regent Lane.

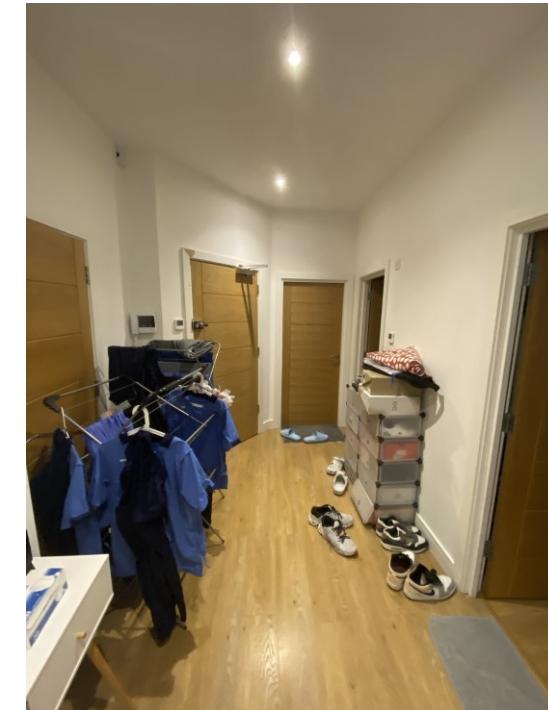
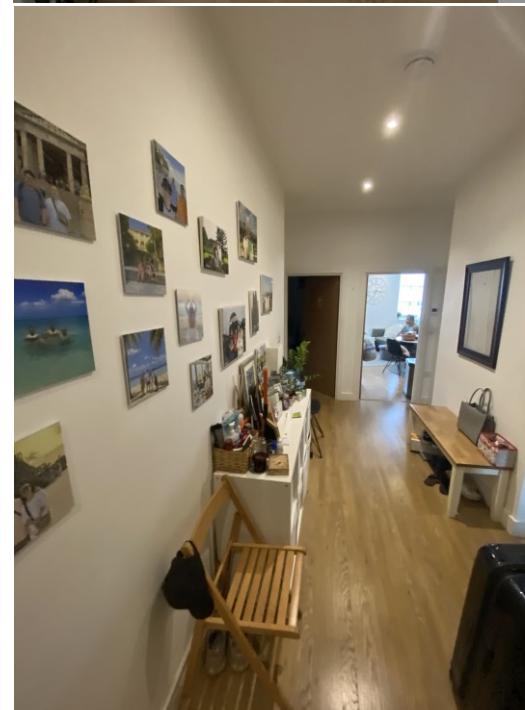
The residential tenants have access to a private bin store, sat adjacent to the entrance.

Approximate dimensions are as follows:

| Floor | Sq m (NIA) | Sq ft (NIA) |
|-----------|------------|-------------|
| 1 Bedroom | 47 | 505.90 |
| 2 Bedroom | 70 | 753.47 |
| 3 Bedroom | 80 | 861.11 |

FEATURES INCLUDE ...

- Fully tenanted.
- Modernised flats in good condition.
- Secure entrance with a buzzer system.
- Private bin store.
- All assured shorthold tenancy agreements.



COMMERCIAL...

The commercial space spans across the ground floor and the basement, it is currently occupied by Done Brother as a Betfred.

The ground floor is arranged to provide a betting area, secured counter, staff room and WC facilities.

The floor areas are listed below:

| Floor | Sq m (NIA) | Sq ft (NIA) |
|--------------|---------------|-----------------|
| Basement | 116.52 | 1,254.20 |
| Ground | 167.49 | 1,802.82 |
| Total | 284.01 | 3,057.02 |

FEATURES INCLUDE ...

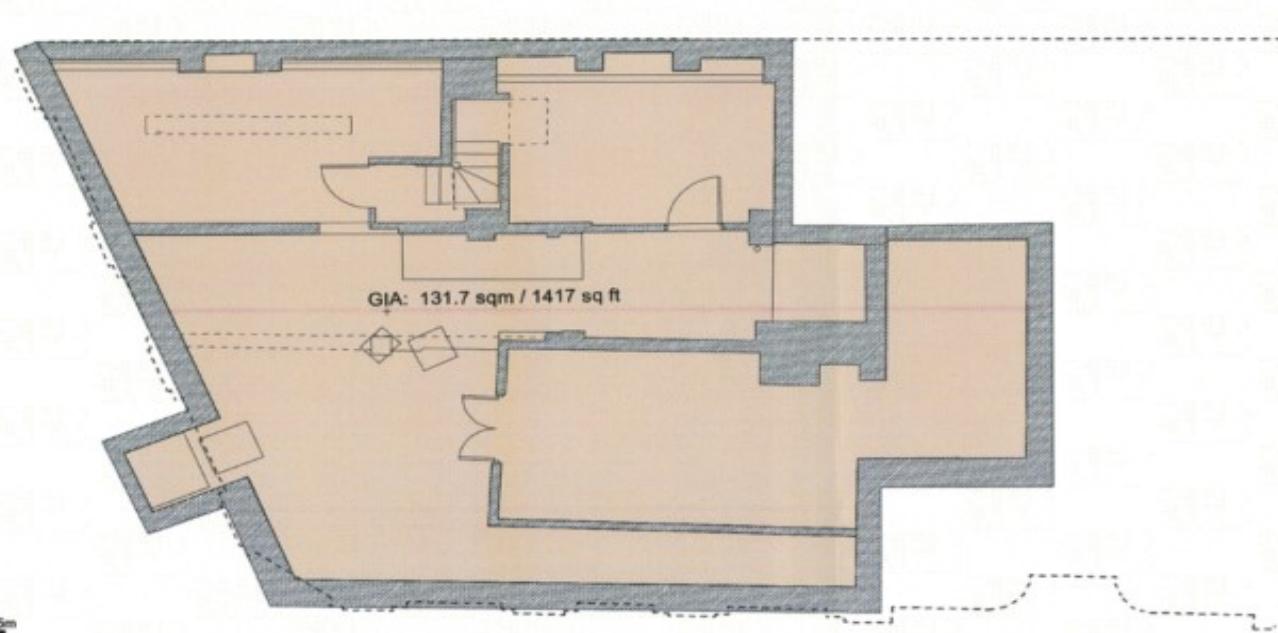
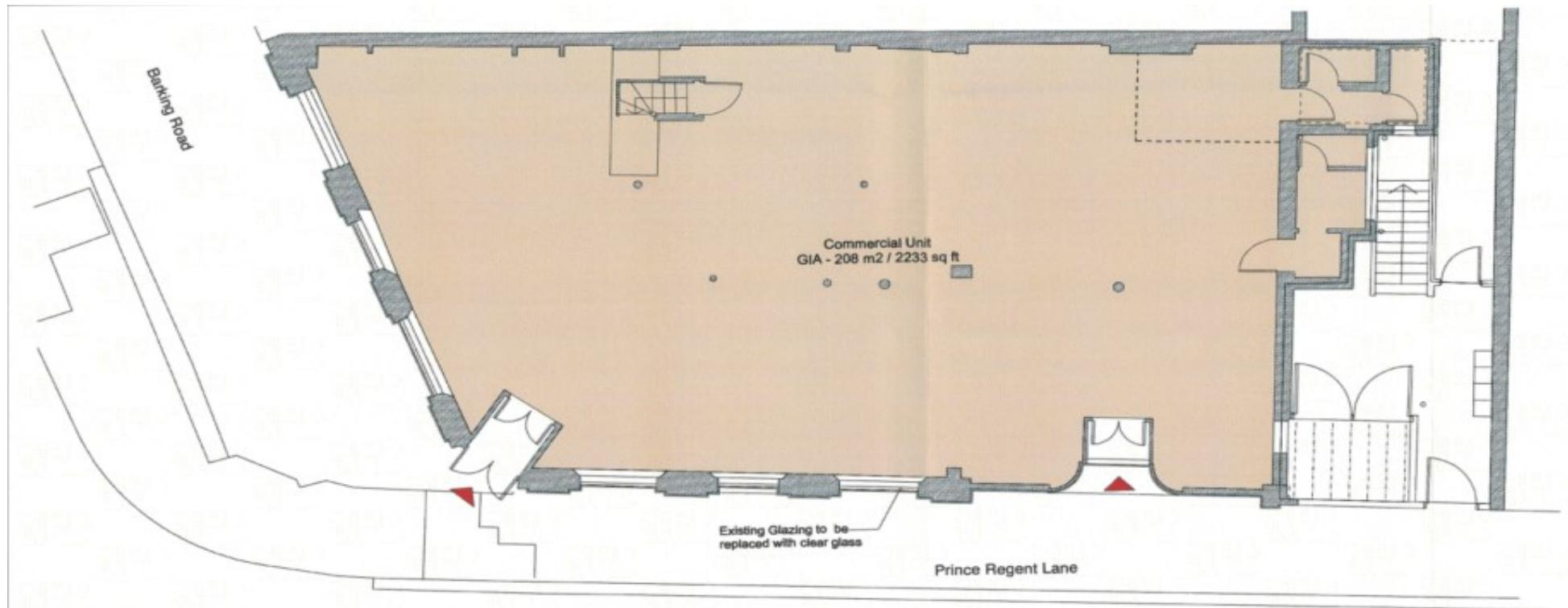
- Tenanted, with the lease ending in 2027.
- Large floor area.
- Exterior signage.
- VAT is currently charged.





TENANCY SCHEDULE

| | SQM (NIA) | SQFT (NIA) | Rent Per Annum |
|----------------------------------|-----------|------------|----------------|
| Commercial Unit (Betfred) | 284.01 | 3,057.02 | £47,500 |
| Flat 1 | 65.20 | 701.82 | £22,620 |
| Flat 2 | 44.52 | 479.21 | £18,000 |
| Flat 3 | 73.99 | 796.43 | £22,440 |
| Flat 4 | 70.34 | 757.14 | £22,200 |
| Flat 5 | 47.03 | 506.23 | £18,000 |
| Flat 6 | 84.31 | 907.51 | £21,120 |
| Flat 7 | 75.90 | 816.99 | £27,140.40 |
| Flat 8 | 83.35 | 897.18 | £24,336 |
| Telephone Mast | | | £12,500 |
| Total | | | £235,856.40 |



**THE PROPOSAL ...**

Offers are sought for the freehold in the region of £3,000,000, subject to contract and excluding VAT (if applicable).

EPC ...

Information available on request.

Misrepresentation Act 1967 ...

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

AML ...

The purchaser will be required to comply with our Anti Money Laundering Policy.

Further details upon request.

VIEWING ...

Viewings strictly through sole agents Exigen Property. Please contact for viewing and further information.

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