

**FREEHOLD
FOR SALE OR TO LET
COMPRISING
SHOP, BASEMENT & RESIDENTIAL UPPER PART**



VICARAGE LANE, STRATFORD, LONDON E15

Location:

Located in Vicarage Lane between Romford Road and White Road. The nearest station is Maryland (Network Rail) although Stratford Station is approximately half a mile away.

Description:

Comprising an A1 retail shop and basement, plus rear yard and self contained one bedroom flat above.

Offered as an entire Freehold, subject to a tenancy of the flat (let on an Assured Shorthold Tenancy and producing £675 per month - £8,100 pa) and with vacant possession of the shop.

Alternatively the shop is available to rent on a new Lease.

Areas:

Main Retail Area	8.26m d x 3.71m w
Additional Retail	4.10m d x 2.88m w
Rear Room/Office	5.76m d x 1.86m w
Kitchen/WC Area	2.87m d x 1.86m w
Basement	6.10m d x 4.27m w
Yard Area	

Residential Accommodation Comprising:-

1 bedroom, lounge, kitchen and bathroom

Terms:

Option 1
Available Freehold (subject to letting of first floor) at £350,000.

Option 2
Shop and basement available to rent on a new Lease at £13,000 pa.

Business Rates: London Borough of Newham. Rateable Value £4,300 for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

*Note: The upper part is subject to domestic rates payable.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007