

FOR SALE

RETAIL/OFFICE UNIT FOR SALE



whozoo.

TOWER HAMLETS

 Orchard Wharf, Avalon Point 1 Silvocea Way, London E14 0TY

Price **£120,000**



Property Type

COMMERCIAL PROPERTY



Size

462 FT²



Tenure

LEASEHOLD



Borough

TOWER HAMLETS



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



East India DLR (0.2 miles)
Canning Town (0.3 miles)
Canning Town DLR (0.3 miles)

Local Amenities



Morrisons (0.7 miles)
Canary Wharf (1.3 miles)
ExCel (1.8 miles)

VAT Applicable



YES

Rateable Value

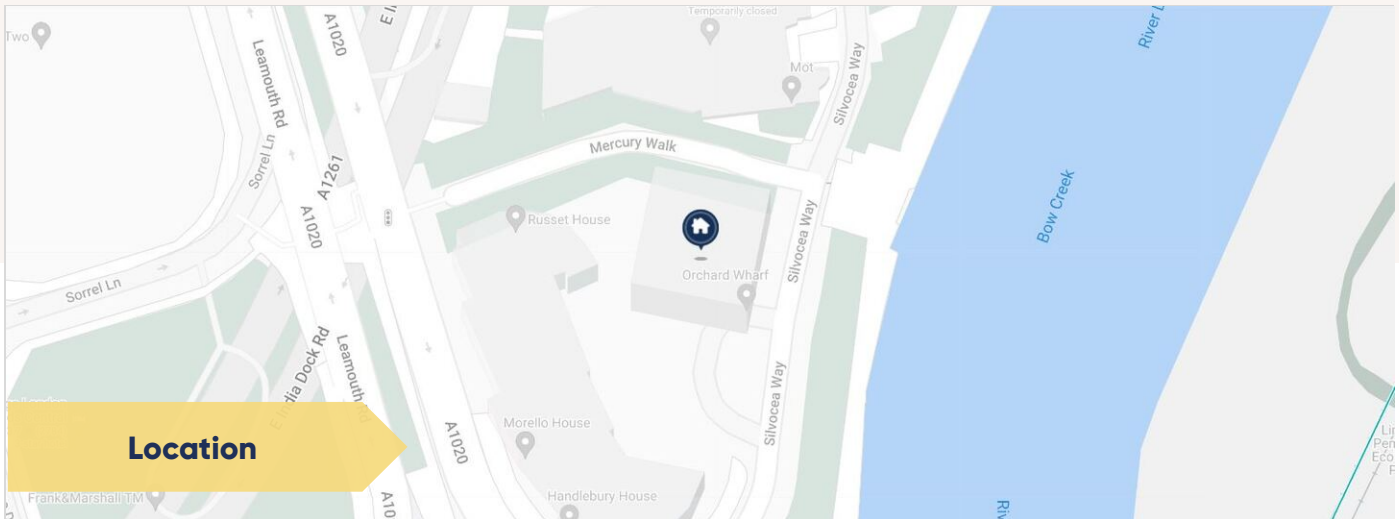


N/A

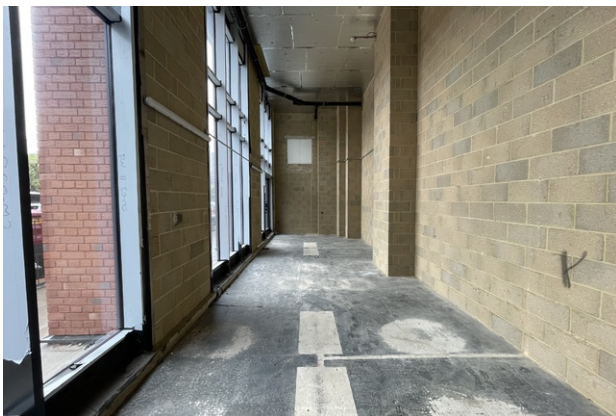
EPC



C



Location



Additional Information

A newly built flexible commercial space in a hugely accessible location.

The property measures approximately 463 sqft and will be provided in Shell & Core condition. The property is open plan and has one entrance to the unit from the front.

This will be sold on a long lease of 170 years. The current layout would suit but not be limited to:

- Doctors/Dentist
- Offices
- Off Licenses
- Barbers/Beauty Salons
- Education /tuition centres

The property location offers excellent amenities nearby including, The ExCel London, London City Airport, The O2, and Canary Wharf.



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07976 888 937 / 033 3200 8330



Latif Acisu
Property Consultant

✉ latifacisu@whozoo.co.uk
☎ 07588 234 318 / 033 3200 8330

whozoo.
Commercial Property, Expertly Done



033 3200 8330



info@whozoo.co.uk



www.whozoo.co.uk



07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.