

168 HIGH ROAD

LONDON, RM6 6LU

Freehold Commercial
Investment with
Development Potential

0.15 acres

Offers in excess of
£1,000,000



EXECUTIVE SUMMARY



PROPERTY TYPE

Commercial Investment



TOTAL CURRENT INCOME:

£66,000



SIZE

0.15 acres



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Chadwell Heath
(0.7 miles)



168
HIGH
ROAD



ABOUT 168 HIGH ROAD

Freehold investment opportunity with tenants in situ in the heart of Chadwell heath.

The site comprises a two storey commercial building and a yard. The commercial unit includes two separate halls, two kitchens, toilets, multiple offices and storage rooms split over the two floors. The building measures 4,237 sqft with a use class F.1. The entire site is currently rented to a church who are paying £66,000 per annum and have break clause in 2024, but have 6 years remaining on their lease.

The site has significant development potential, but we encourage parties to conduct their own due diligence on the feasibility of the site. Planning permission was granted in 2012 to convert the first floor into a three x 1 bedroom flats and retain the ground floor commercial.

The vendors are seeking unconditional offers for the freehold site.

VALENTINES PARK

CHADWELL HEATH STATION

68 HIGH ROAD



168
HIGH
ROAD

LOCATION

Chadwell Heath is a vibrant and diverse community nestled in the heart of East London. Boasting excellent transport links, including its own railway station connecting you to central London in under 30 minutes.

This thriving neighborhood is renowned for its array of amenities, from bustling high streets dotted with shops, cafes, and restaurants. As well as boasting a variety of independent shops amongst national chains locally, Chadwell Heath is only 16 minutes away from Westfield Stratford City shopping centre.

Chadwell Heath has plenty of lush green spaces such as Chadwell Heath Park or nearby Valentines Park a 130-acre park placed in the top 10 best parks in Britain in 2019.

Families are drawn to Chadwell Heath for its reputable schools and family-friendly atmosphere, while professionals appreciate its proximity to major employment hubs like the City of London and Canary Wharf.



LOCAL AMENITY (CLOSEST)
Sainsbury's (0.2 miles)



THE CLOSEST TRAIN STATION
Chadwell heath (0.7 miles)



ACCOMMODATION SCHEDULE

PROPERTY	SIZE (SQM)	SIZE (SQFT)
Ground floor & open yard	202 sqm	2,174 sqft
First floor	191 sqm	2,063 sqft
TOTAL	393 sqm	4,237 sqft



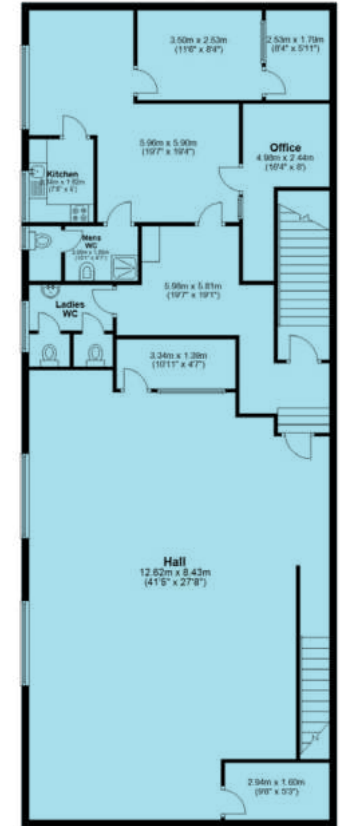
FLOORPLANS



168
HIGH
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GROUND FLOOR & OPEN YARD



FIRST FLOOR

FURTHER INFORMATION:

TENANCIES:

The property is let to a local church at £66,000 per annum and has 6 years remaining.

PROPOSAL:

Offers in the excess of £1,000,000

VAT:

The site is not elected for VAT

VIEWINGS:

Strictly by appointment only



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