



SITUATION

In one of the best positions in this Famous Market area (Mondays-Saturdays) directly opposite the Royal London Hospital and a few yards from Whitechapel Underground Station (District Line) amongst such multiples as **McDonalds, Pizza Hut, JD Sports** and **Coral** and only 1 mile east of the City of London. The surrounding area is undergoing major change with an abundance of residential and business occupiers.

PROPERTY

A mid terraced building comprising a **Former Ground Floor Banking Hall and Basement** together with separate front access to **Self-Contained Offices** on the First and Second Floor levels.

VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Former Bank & Uppers with Planning for 2 Flats

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

ACCOMMODATION

Ground Floor Former Bank

| | |
|----------------------------------|---------------------------|
| Gross Frontage | 24'7" |
| Internal Width | 19'2" |
| Shop Depth | 60'4" |
| Sales Area | Approx 1,237 sq ft |
| Basement Area | Approx 299 sq ft* |
| First Floor Offices Area | Approx 735 sq ft |
| Second Floor Offices Area | Approx 741 sq ft |
| Total Area | Approx 3,012 sq ft |

* Not Inspected by Barnett Ross

PLANNING

Planning Permission was granted on the 5th August 2008 by Tower Hamlets for Use of Ground Floor & Basement as an Adult Gaming Centre.

Planning Permission was also granted on the 22nd April 2009 by Tower Hamlets for conversion of existing Vacant Office space at first and second floors to residential use, comprising 2 x 2 bed flats.

Full details and plans available from the Auctioneers.

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts