



SITUATION

Located within this popular shopping centre being within 500 yards of Cambridge Heath Station (Overground) and 800 yards from Bethnal Green Station (Central Line) and amongst a host of local traders, all serving the surrounding area which is benefitting from residential regeneration. In addition, the property is very near to Mama Shelter and many local restaurants and traders.

PROPERTY

A Late Victorian mid-terraced building comprising a **Ground Floor Shop (on two levels) and Basement** with separate front access to a **Self-Contained Flat** planned on raised ground and first floor levels benefitting from gas central heating. In addition, there is a Rear Yard covered with a Perspex roof on a timber frame.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'0"
Internal Width	12'6"
widening to	14'3"
Shop Depth	33'7"
Built Depth	66'10"

WC

GIA Approx. 948 sq ft

Basement

GIA Approx. 172 sq ft

Raised Ground and First Floor Flat

Raised Ground Floor:

2 Rooms, back addition Room, Kitchen, Shower Room/WC

First Floor:

2 Rooms

Total Gross Floor Area Approx. 1,700 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note1: Some of the neighbouring properties have been reconfigured to include roof top terraces.

Note 2: Floor Plans available from Auctioneers.

Vacant Shop & Flat

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

RWK Goodman

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