

GUIDE PRICE
£575,000

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
16th November 2021



BY ORDER OF
Receivers



483 Cambridge Heath Road, Bethnal Green, London, E2 9BU

Freehold retail/residential building with development potential, subject to consents

Bid1.

Property Summary

- On the Instructions of Daniel Hardy & Neil Bestwick of Sanderson Weatherall LLP as Joint Fixed Charge Receiver
- Freehold mixed use building
- Ground floor/basement restaurant with a two bedroom flat above
- Opportunity for refurbishment or redevelopment, subject to consents

Location

Bethnal Green is located approximately 4 miles north east of London's West End, 3 miles south west from Stratford and 3.5 miles north of Canary Wharf. The property is well located and forms part of a neighbourhood parade on the west side of Cambridge Heath Road, close to the junction with Bishops Way (B127). Recreational amenities at Victoria Park are close by, as well as good transport communications available from Cambridge Heath overground train station and Bethnal Green underground tube station (Central Line).

Description

The property comprises a three storey building arranged as a ground floor restaurant with basement kitchen and store room, with separate front access providing a self contained two bedroom flat arranged over first and second floors. The flat is in average condition.

Planning

There could be potential to refurbish or redevelop the property, subject to obtaining the necessary consents. For further information contact London Borough of Tower Hamlets (020 7364 5000) www.towerhamlets.gov.uk.

Tenure

Freehold



EPC

Please refer to the legal pack

Unit	Floor	Accommodation
483 Cambridge Heath Road	Ground floor retail Basement kitchen and ancillary storage First floor Second floor	Retail 46.82 sq m (504 sq ft) Storage 50.65 sq m (545 sq ft) Reception room, kitchen, bath/WC 27.96 sq m (301 sq ft) Two bedrooms 27.03 sq m (291 sq ft)

VAT

Please refer to the legal pack

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