



Freehold Mixed Use Investment & Development Opportunity

Information

- Total building footprint of 2,400sqft per level.
- Potential to add additional floors to the existing building .
- The site is currently occupied by an end of terrace building of two stories which includes residential flats and commercial units.
- The site has vehicular access from Crownfield Road which provides one parking space for commercial use.
- To the South West is the Queen Elizabeth Olympic Park and Stratford International Railway Station
- No change of use required as the existing is residential and commercial should you wish to re-develop the site to a residential development.
- Existing 3 x 1 bedroom flats producing £44,700 per annum.
- Existing 5 commercial units producing £46,860 per annum.
- 1 bedroom detached house producing £12,900 per annum.
- Total income annually is £104,460 .
- Barbers and Nail Salon tenants occupying ground floor commercial spaces.
- Offers in excess of £1,300,000 for the freehold interest.

PROPERTY INFORMATION

All of the properties have been let out since the building was converted in 2012. All residential properties are on short term AST'S and renew every year.

The shops are on informal agreements apart from shop 4A which is on a 3 year lease.

VALUE ADD POTENTIAL

Potential to extend upward by two floors and infill to the rear. Please contact us for the feasibility & elevations

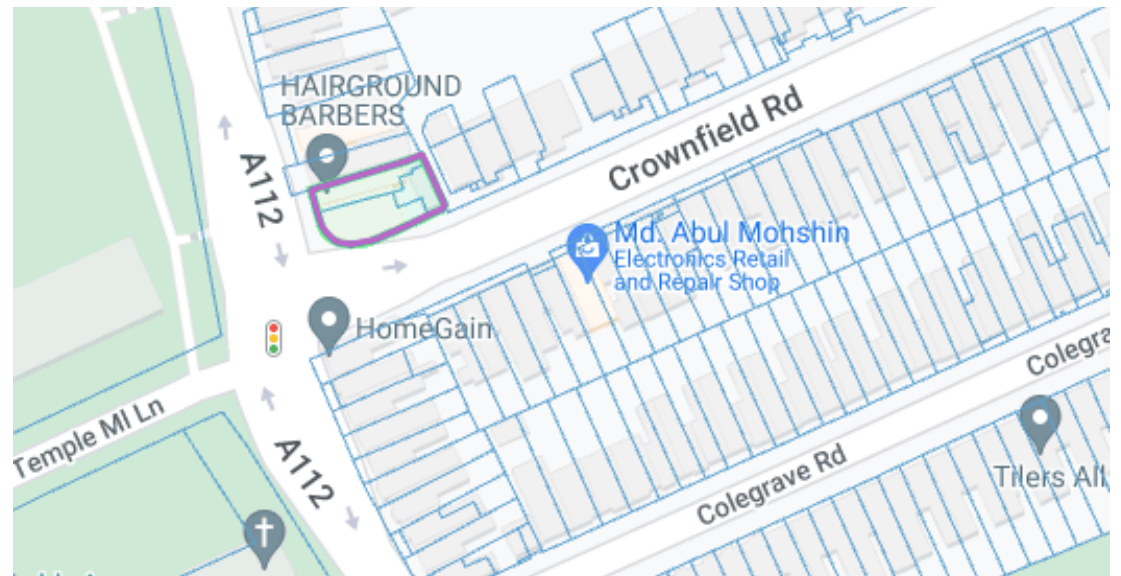
ADDITIONAL INFORMATION

Please contact a member of the GCS Properties team

GCS Properties are seeking offers in excess of £1,300,000 for the freehold interest

ACCESS

This can be arranged with a member of the GCS Properties team



Schedule of Accommodation

1 Bedroom Flats	Rent	1 Bed Detached House	Rent	GF Shops	Rent	Offices GF		
6a	£1,250 PER M	2c	£1,025 PER M	6 Barbers	£800 PER M	4a	£400 PER M	
2a	£1,275 PER M			4 Nail Salon	£1,350 PER M	4a	£680 PER M	
2b	£1,200 PER M					4a	£675 PER M	
Total								£104,460