



**STIRLING
ACKROYD**

FOR SALE

**125A Corporation Street,
London, E15 3HB**

5,238 sq ft

**East London Commercial
Site Benefiting From
Large Yard - Potential
For Residential
Development STPP**



VIDEO TOUR

stirlingackroyd.com



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ACKROYD**



Description

The site entrance is between 2 residential properties/end of 2 residential terraces, with a width of three metres. This is an ideal opportunity for an owner occupier/investor requiring a commercial site in East London. The site also offers residential development potential subject to the planning consent.

Current Site: 125a Corporation Street is located within a residential street and the entrance to the site is between 2 residential houses. The site offers a yard plus 3 x existing commercial units.

The site also contains a small UK Power Network power station with rights of way access. This lease has expired. The Lease was originally granted in 1961 for a 60-year term to the London Electricity Board. The contractual term expired in March 2021. The current rent is a nominal £50 per annum only. The site will be sold with full vacant possession.

Key points

- 3 Metre Site Entrance - The Existing Site Offers 3 Units Plus Yard
- Ideal Opportunity For An Owner Occupier, Investor And Developer
- Close to Plaistow London Underground Station (District Line) - Stratford and Canary Wharf Within Easy Reach
- Located Within A Residential Street - Potential For Residential Development STPP From The London Borough of Newham
- Guide Price £850,000 - Full Vacant Possession
- The Sale Is Not Subject To VAT



Location

Local Authority: The London Borough of Newham

Corporation Street connects to Plaistow Road and the site is just 7 minutes walk from Plaistow London Underground Station (District Line).

Both Stratford and Canary Wharf are easily accessible by road and public transport.

Transport Links



Plaistow 0.2 Miles



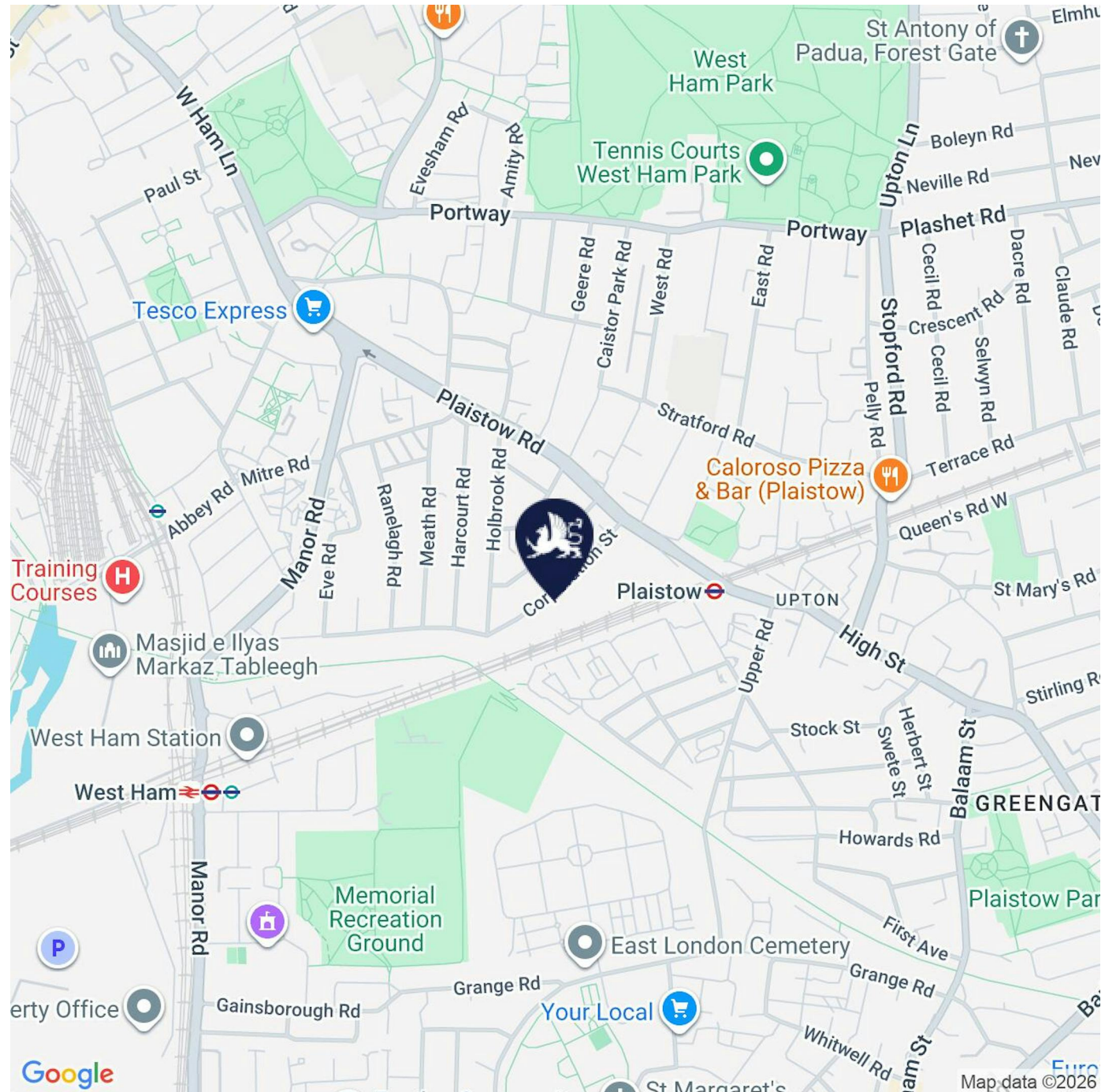
West Ham 0.4 Miles



Abbey Road 0.4 Miles



Stratford High Street 0.8 Miles





Accommodation

Name	sq ft	sq m	Availability
Outdoor - Unit 1	844	78.41	Available
Outdoor - Unit 2	320	29.73	Available
Outdoor - Unit 3	1,506	139.91	Available
Outdoor - Unit 4	68	6.32	Available
Outdoor - Yard	2,500	232.26	Available

Viewing & Further Information



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Rents, Rates & Charges

Price	£850,000
Rates	£1.46 per sq ft
Service Charge	On application
VAT	Not applicable
EPC	C (17)

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