

FOR SALE



187 – 189 Commercial Road

London, E1 2DA

**Prominent Retail Unit
with Planning
Permission for
Additional Floors and 7
Flats**

4,914 sq ft
(456.53 sq m)

- Prominent Location
- Planning Permission for 7 Flats
- Freehold with Vacant Possession

187 – 189 Commercial Road, London, E1 2DA

Description

The property comprises of a large basement (1509 sqft), ground floor (1722 sqft) and first floor (1683) retail unit and has been used by the same owner-occupier for over 40 years.

Planning permission PA/19/02300/A1: For the construction of a second, third and fourth floor extension and change of use of first floor to C3 (Residential use) to accommodate seven flats. Alterations to the ground and first floor facades. Permission granted April 2020.

Location

Prominent corner site on the junction between Commercial Road and Turner Street. The development benefits from the proximity of Aldgate (0.7 miles) and Aldgate East (0.5 miles) underground stations and Whitechapel station (0.4 miles).

Whitechapel has become one the most sought after locations for developers in recent years, it's resurgence is part of a broader trend that has seen renewed investment and interest in East London.

Whitechapel is currently in the middle of a 15-year regeneration effort as set out by the £300m Whitechapel Vision. Projects underway include a new Town Hall, an extension to the Queen Mary University, seven new public spaces and more.

E1 has an abundance of vibrant independent restaurants offering a wide range of global cuisines, while Brick Lane's famous mile-long stretch of curry houses and beigel bakeries is a 10 minute walk away.

The area also has a thriving cocktail bar scene along with plenty of traditional pubs that ooze East End character and history.

Accommodation

The accommodation comprises the following areas:

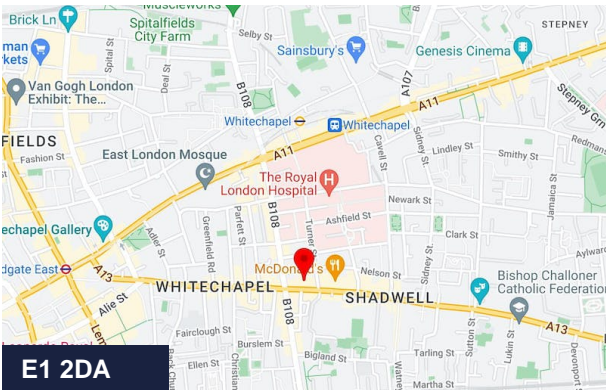
Name	Sq ft	Sq m	Availability
Basement	1,509	140.19	Available
Ground	1,722	159.98	Available
1st	1,683	156.36	Available
Total	4,914	456.53	

Viewings

Strictly via Stirling Ackroyd

Tom Allen – 0207 749 1358

Tom Morrissey – 0203 963 7501



Summary

Available Size	4,914 sq ft
Price	£3,000,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



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