

Claridges

COMMERCIAL PROPERTY CONSULTANTS

**SUBSTANTIAL
GROUND FLOOR CORNER PREMISES
VIRTUAL FREEHOLD FOR SALE
OR TO LET
APPROX 2650 SQ FT (246.17 SQ M)**



**CYPRUS PLACE
BECKTON, LONDON E6**

020 8559 1122

Location: Situated on the corner of Cyprus Place and Ferndale Street. Cyprus Place is just north of Albert Way, which is about midway between Gallions Roundabout and ExCel Centre. Cyprus DLR Station is close by for services to Central London and Underground/BR services. The property is also close to London City Airport and The University of East London.

The Property: Ground floor commercial unit below a block of residential apartments with extensive frontages to both Cyprus Place and Ferndale Street. The premises are arranged as two open areas plus WC's. The premises benefits from a rear car park with one parking space reserved for the commercial unit. The premises are thought suitable for a variety of uses subject to the necessary consents which includes A1/A2/A3/B1/D1 & D2.

Areas: Gross internal floor area approximately 2,650 sq ft (246.17 m²)

Planning: The property previously was a public house and more later used as a supermarket.

EPC: In hand

VAT: VAT will be payable if applicable

Terms: **Option 1**
Offers invited for the long leasehold interest
(new 999 year lease at a peppercorn ground rent)

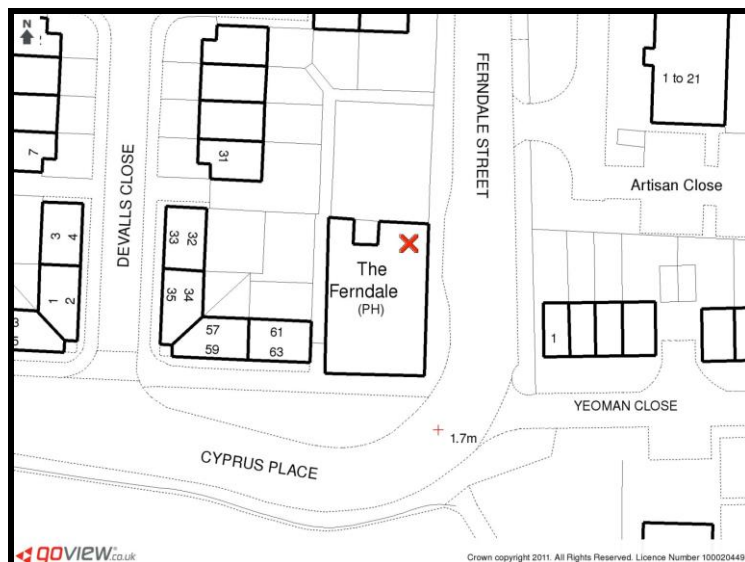
Option 2
Available on a new full repairing and insuring lease for a term to be agreed at £32,500 pa

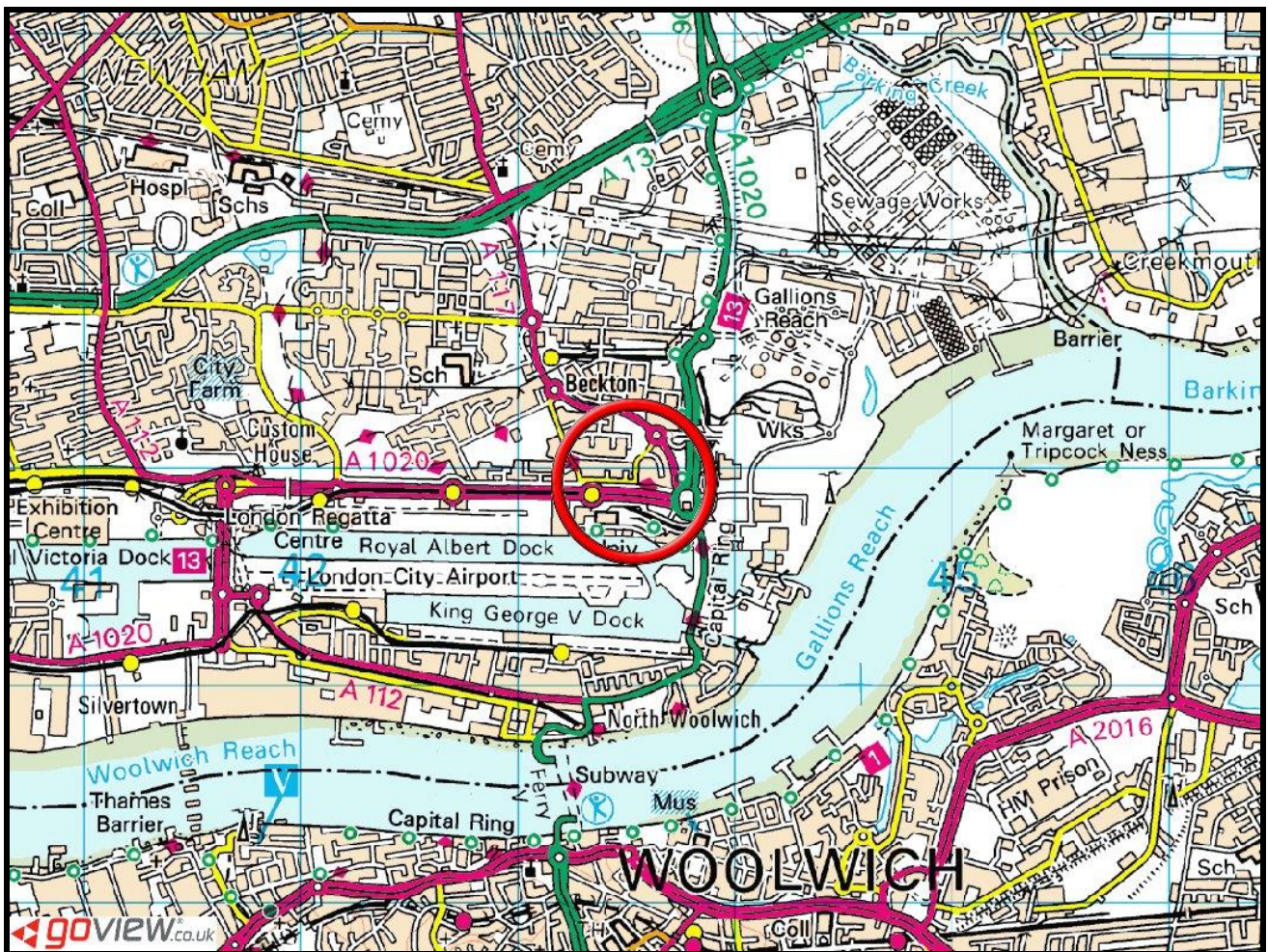
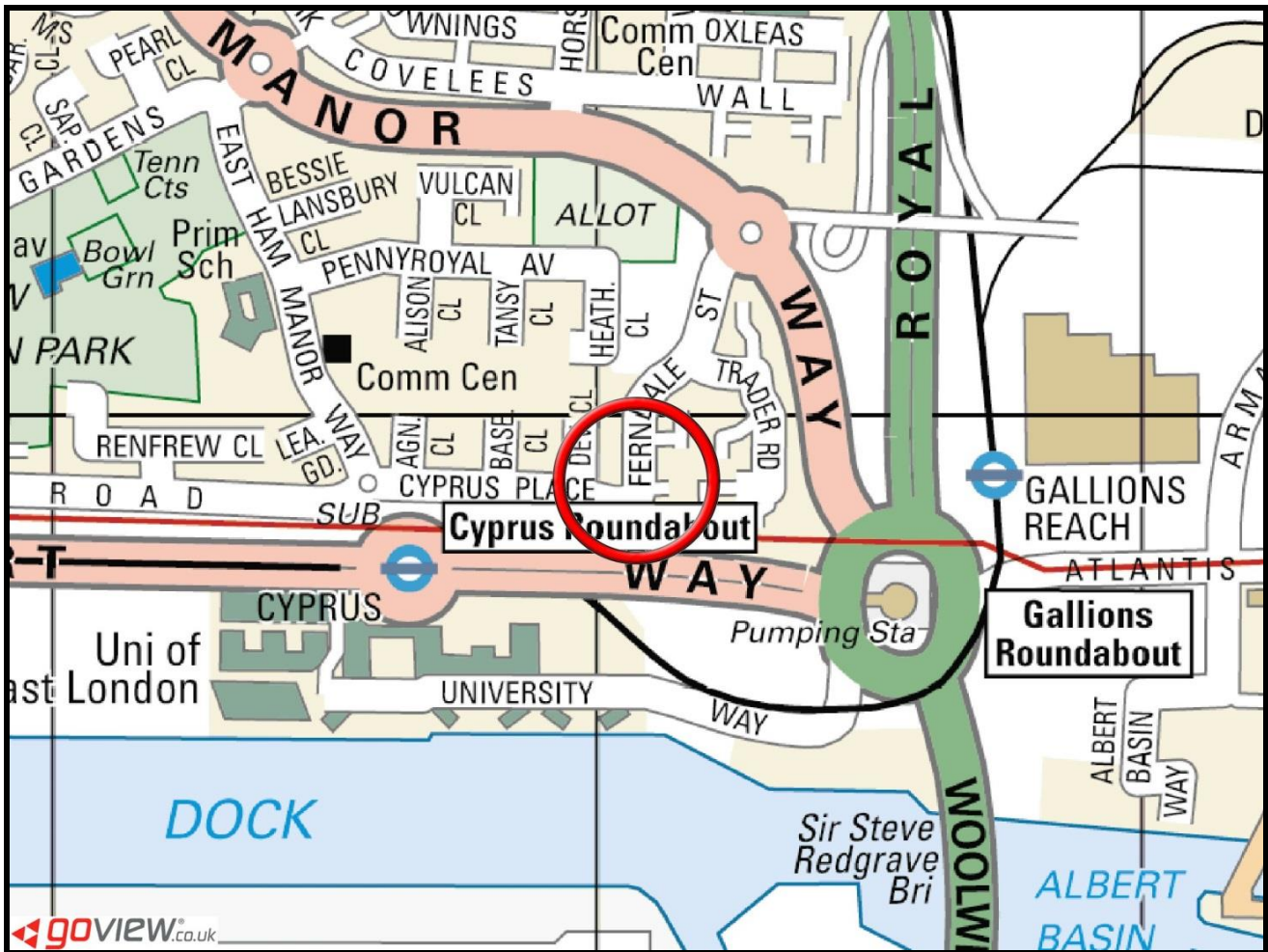
Service Charge: We understand that the service charge for the ground floor commercial unit is 1/10th of the outgoings for the building (we are informed that this is somewhere between £500-£1,000 pa currently).

Business Rates: London Borough of Newham – Rateable value £42,750. Rates payable for 2018/19 is approximately £21,075. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only via Joint Sole Agents**
Claridges Commercial –020 8559 1122 or Strettons 020 8520 9911





Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.