

Ref:

## ***For Sale*** ***Long Leasehold Lock Up Shop***



## **69 Preston's Road, Canary Wharf, London, E14 9NP**

**LOCATION:** The property is located fronting Prestons Road/Manchester Road A1206 in London Docklands. Prestons Road is within a short drive to A1261 Aspen Way which provides access to the main A13b and Blackwall Tunnel. Canary Wharf is also located within a short drive of the property.

**DESCRIPTION:** The Property comprises of a single fronted lock up shop on the ground floor of this residential development with an E Class usage. There is rear access to a residential gated car park. Available on the original 125 year lease from 29th September 1997.

**N.B.** **It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

**AMENITIES:**

- **TOTAL AREA OF APPROXIMATELY 364 SQ FT (33.82SQM)**
- **GLAZED SHOPFRONT**
- **DISABLED RAMP/ACCESS TO FRONT**
- **GROUND RENT £100 P.A**

**PRICE:** £195,000 Available on the original 125 year lease from 29th September 1997

**SERVICE CHARGE** £1,820 p.a

**RATES PAYABLE:** £1,871.25 p.a

**EPC RATING:** B

**ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:** Landlords Legal Costs to be paid should the interested party withdraw

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Via Sole Agents Only

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*