



369 Green Street, London, E13 9AU

Prime Green Street freehold for sale with ground floor retail and spacious 2 bed flat above in a rare east London opportunity, now available

- Rare Investment & Owner Occupier Opportunity
- High Footfall Retail Premises with Residential Upper Parts
- Prime Green Street Mixed-Use Freehold
- Available now with offers over £950,000 being sought

Summary

Available Size	1,863 sq ft
Price	Offers in excess of £950,000
Rates Payable	£24,960 per annum We do recommend buyers make further enquiries to the local authority.
Rateable Value	£52,000
EPC Rating	C (64)

Description

The property comprises a substantial mixed-use freehold building arranged over basement, ground and upper floors. The ground floor provides a deep retail sales area currently utilised as a fabric and textile showroom together with ancillary office accommodation and WC facilities. A basement area provides additional storage accommodation with good head height and usability. The upper parts comprise a spacious self-contained residential flat arranged over two floors providing 2 bedrooms, kitchen, bathroom and a large living room area. Access to the residential accommodation is currently via the commercial premises, however there is clear potential for separation subject to any necessary consents. The property offers a rare opportunity to acquire a prime Green Street freehold suitable for investors, owner occupiers or mixed-use redevelopment and asset management opportunities.

Location

369 Green Street occupies a highly prominent trading position within the heart of Green Street, one of east London’s most established and vibrant retail destinations. The property benefits from substantial pedestrian footfall and excellent visibility within a busy commercial parade occupied by a diverse mix of independent retailers, national operators, cafés and restaurants. The area serves a densely populated residential catchment and is well connected via Upton Park Underground Station together with numerous bus routes providing direct access throughout East London and Central London.

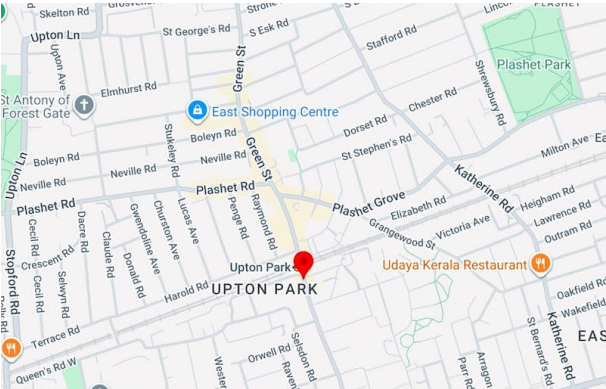
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor retail area	724	67.26
Basement Storage	441	40.97
1st & 2nd floors combined	698	64.85
Total	1,863	173.08

Legal Costs

Each party to bear their own legal costs in the transaction



Viewing & Further Information

Nick Robinson MRICS
020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Ajay Tohani MSc MRICS
020 8221 9618
ajay.tohani@dobbinandsullivan.com

More properties @ dobbinandsullivan.com