

RAPLEYS

FOR SALE

Former Car Hire Site with Petrol Station

rapleys.com
0370 777 6292

Former Europcar, 444 Barking Road
East Ham, London E6 2LT

CONTACT **Mark Frostick | Rapleys LLP**
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Abas Anwar | Strettons
020 8520 9911 | abas.anwar@strettons.co.uk



Former Car Hire site with Petrol Station capable of reactivation

Site area of 0.093 hectare (0.229 acre)

Located close to the North Circular (A406) in a commercial/residential area

Suitable for a variety of uses subject to the necessary consents

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Location

The property is located on the A124 Barking Road close to its junction with the A406. The site itself is at the junction with Park Avenue and the surrounding area provides a variety of commercial uses fronting the A124 with residential beyond.

East Ham is a district in the Borough of Newham to the east of London with the site being in walking distance of East Ham train station.

Description

The property consists of a former vehicle hire depot including a petrol filling station forecourt. There is a building that provides a main reception area with a rear office area. There are two self contained wash bays to the rear. The petrol station canopy pumps and tanks remain in-situ.

At present the site is secured by metal fencing to three boundaries with a brick wall to the rear.

The site previously had planning consent (now lapsed) for a residential development. Further information is available on request.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Retail/office area	63.59	684
Washbays	81.06	872
Total	144.65	1,556
	Hectare	Acre
Total Site Area	0.093	0.229

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Freehold.

Terms

The property is offered on a freehold basis. Our client is looking for unconditional offers only.

Rating

We are advised that the Rateable Value for the property is £54,000. Please note that the government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

This property is subject to the additional 2p in the £ Crossrail supplement. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

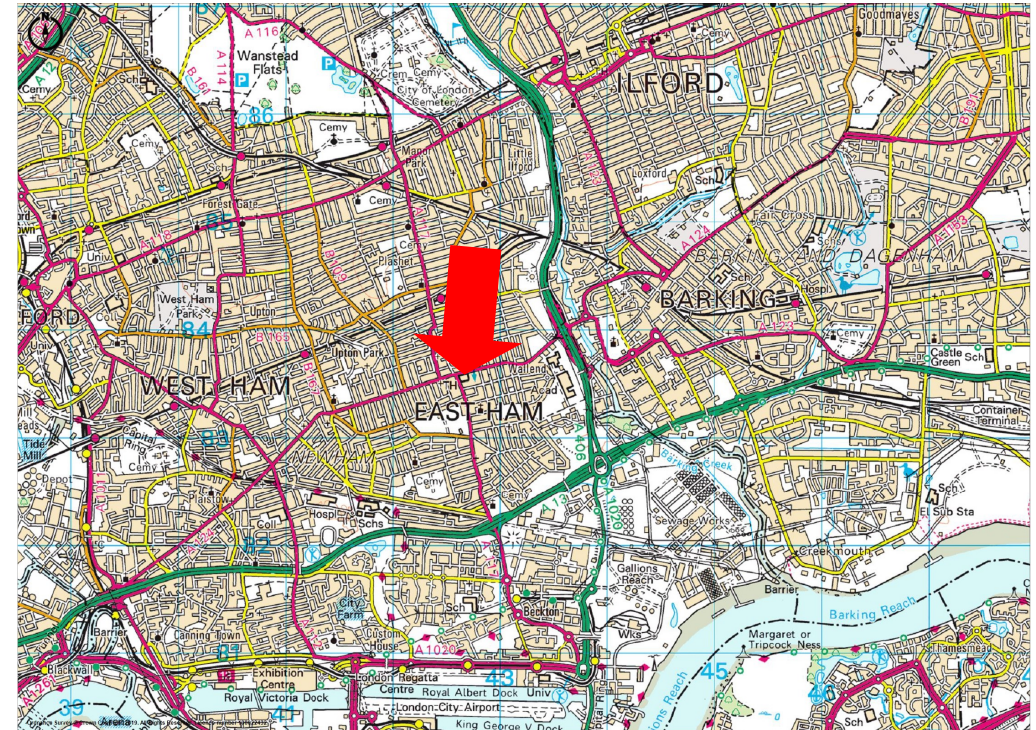
Energy Performance Asset Rating: G.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

All viewings to be arranged via the joint agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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