

236 Cambridge Heath Road

Outstanding Mixed-use Freehold Property in Bethnal Green



FOR SALE

£2,400,000 FREEHOLD

Approx. Gross Internal Area 339.8 sq m / 3,658 sq ft

Attractive capital value at £656 p/sq/ft

Winkworth

Development & Commercial Investment



DESCRIPTION

Winkworth are pleased to present this fabulous opportunity to purchase the freehold of this former pub in the heart of Bethnal Green. This iconic building has been converted and upgraded with meticulous detail in order to maintain its striking exterior heritage. Comprising a commercial unit which is leased to a coffee shop, 4 x one bedroom apartments and one two bed loft style duplex penthouse this is a great investment opportunity.



LOCATION

Situated close to Cambridge Heath Road Overground Station and Bethnal Green underground station the property is great for the access to Canary Wharf, The City, The West End and Stratford. The property is offered with vacant possession on the residential units and an established tenancy on the commercial unit.



OCCUPATIONAL LEASES

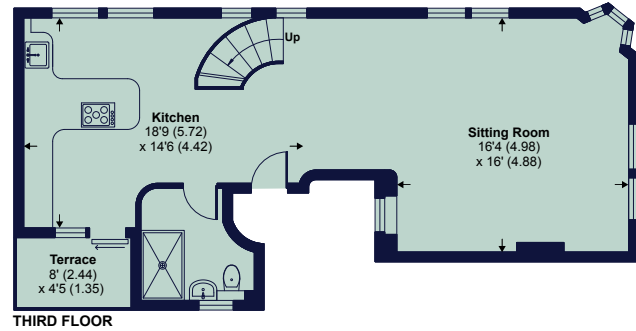
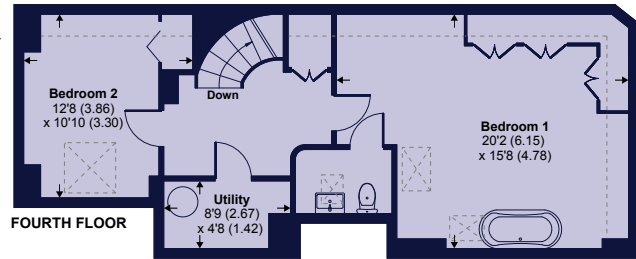
Third/Fourth Floor – Flat 5 – a stunning duplex loft style penthouse with high quality fittings throughout and attention to detail from the lighting to the staircase from the open planned bath in the bedroom to the curved door of the utility room. The open-plan kitchen/living area with exposed brick and beautiful wood floors offers a stunning and calming environment with a fantastic balcony off the kitchen.



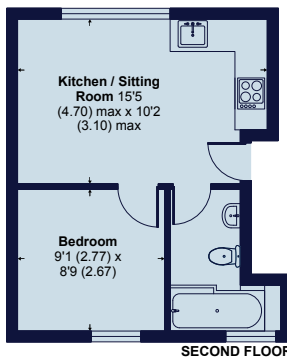
Second Floor – Flat 4 – This is a lovely bright and airy one bedroom with granite work surfaces and marble in the bathroom this is a steady rental always in high demand with limited void periods.

Second Floor – Flat 3 – With a stunning open planned living room and good size bedroom this apartment is slightly larger and therefore can be rented at a good price and also with very limited void periods.

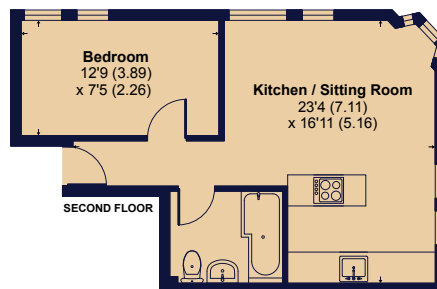
First Floor – Flat 2 – A sumptuous one bedroom apartment with a granite work surfaces in the open planned kitchen, marble in the bathroom and a stunning terrace off the bedroom make this a much sought after rental property consistently rented.



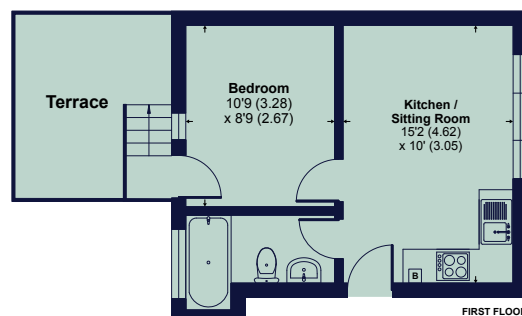
Flat 5



Flat 4

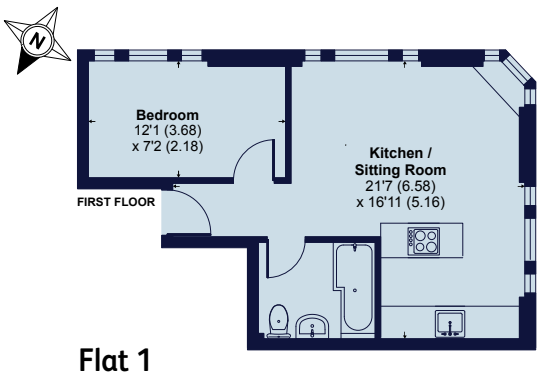


Flat 3



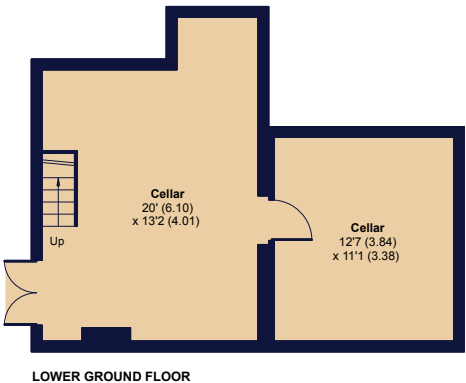
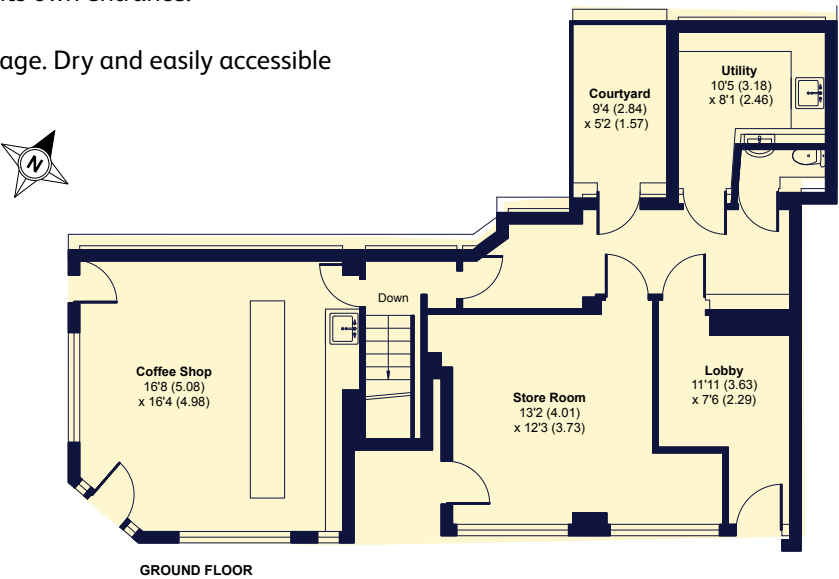
Flat 2

First Floor – Flat 1 – Similar to Flat 3 the layout is the same and also is a fabulous rental commanding good money and also limited void periods.

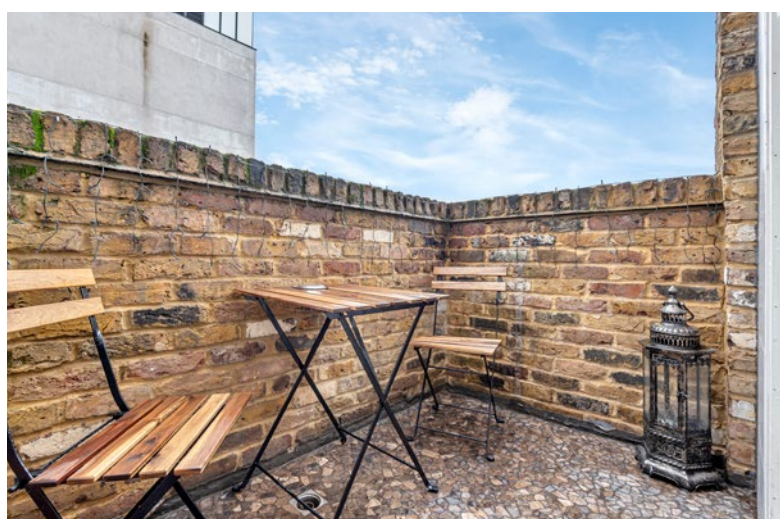
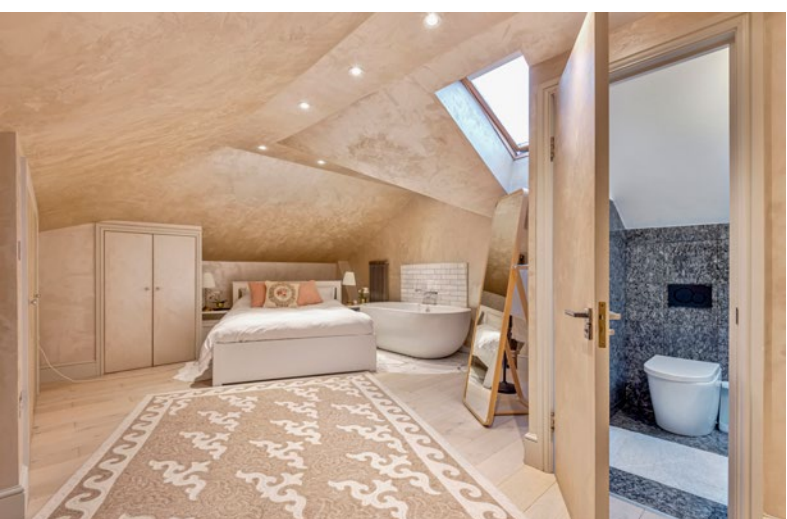


Ground Floor – Commercial Unit – Commercial Unit – This is a well-regarded coffee shop 15 years into a 20 year lease currently generating £26,000 GBP per annum. There is also a separate storage room which could be used as a separate commercial unit or office space with its own entrance.

Basement – a large and usable space for storage. Dry and easily accessible and well maintained.



Commercial Unit



TERMS

EPC: Commercial: D 78 Flat 1: D 66 Flat 2: D 68 Flat 3: C 70 Flat 4: D 67 Flat 5: E 53.

VAT: To be confirmed.

Rateable Value: Retail: £8,600 P/A.

Rates Payable: Not Applicable.

Tenure: Freehold.

PROPOSAL

A 'Guide Price' of £2,400,000.

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FURTHER INFO

Should you wish to arrange an inspection or require further information, please contact the sole selling agents.



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