

**110 & 110A Salmon Lane**

Limehouse, London, E14 7PQ

## **Development and Investment opportunity in Limehouse, E14.**

**1,346 sq ft**  
(125.05 sq m)

- Mixed-use unit.
- Freehold.
- Corner plot.
- Close to an array of shops.

# 110 & 110A Salmon Lane, Limehouse, London, E14 7PQ

## Summary

Available Size	1,346 sq ft
Price	£650,000
Business Rates	Upon Enquiry
EPC Rating	F (137)

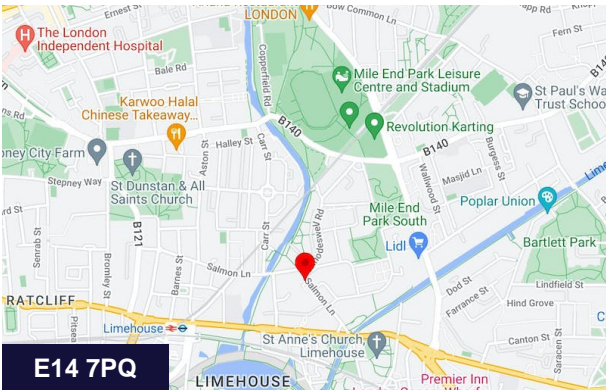
## Description

Winkworth Commercial are delighted to offer to the sales market this Freehold, corner plot, mixed-use development and investment opportunity (subject to all necessary planning permissions).

The ground floor shop unit measures 531 sq ft (49.73 sq m) and offers kitchen and bathroom facilities. The first and second floor upper maisonette measures 815 sq ft (75.73 sq m) with the reception room, separate kitchen and bathroom located on the first floor and the two bedrooms on the second floor. Possible rear extension and potential for adding another floor subject to planning permission.

## Location

The property is situated on the popular parade of shops on Salmon Lane E14. The gentrification of the area through the influx of more affluent residents and businesses along with the development of new residential developments servicing Canary Wharf makes this an exciting project and investment opportunity.



## Viewing & Further Information



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Legend

- GIA  
125.10 Sq M / 1,346.6 Sq Ft
- NIA  
89.03 Sq M / 958.3 Sq Ft
- Standard Facilities  
8.58 Sq M / 92.4 Sq Ft

IPMS 2 127.18 Sq M / 1,369.0 Sq Ft

Notes

This building survey was captured with a BLK2Go digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture.

Date	Description	Rev.
29/11/2021	For Information	0

Capture Date 26/11/2021	Production Date 29/11/2021
Captured by James Dishington	Produced by Stephanie Liebenberg
Occupancy Occupied	Checked By Stephani Perold
Stak ID 619fca9511b69a0dd7988e2e	Laser Scan Points 3,669,586

Building

Address  
110 & 110A Salmon Lane

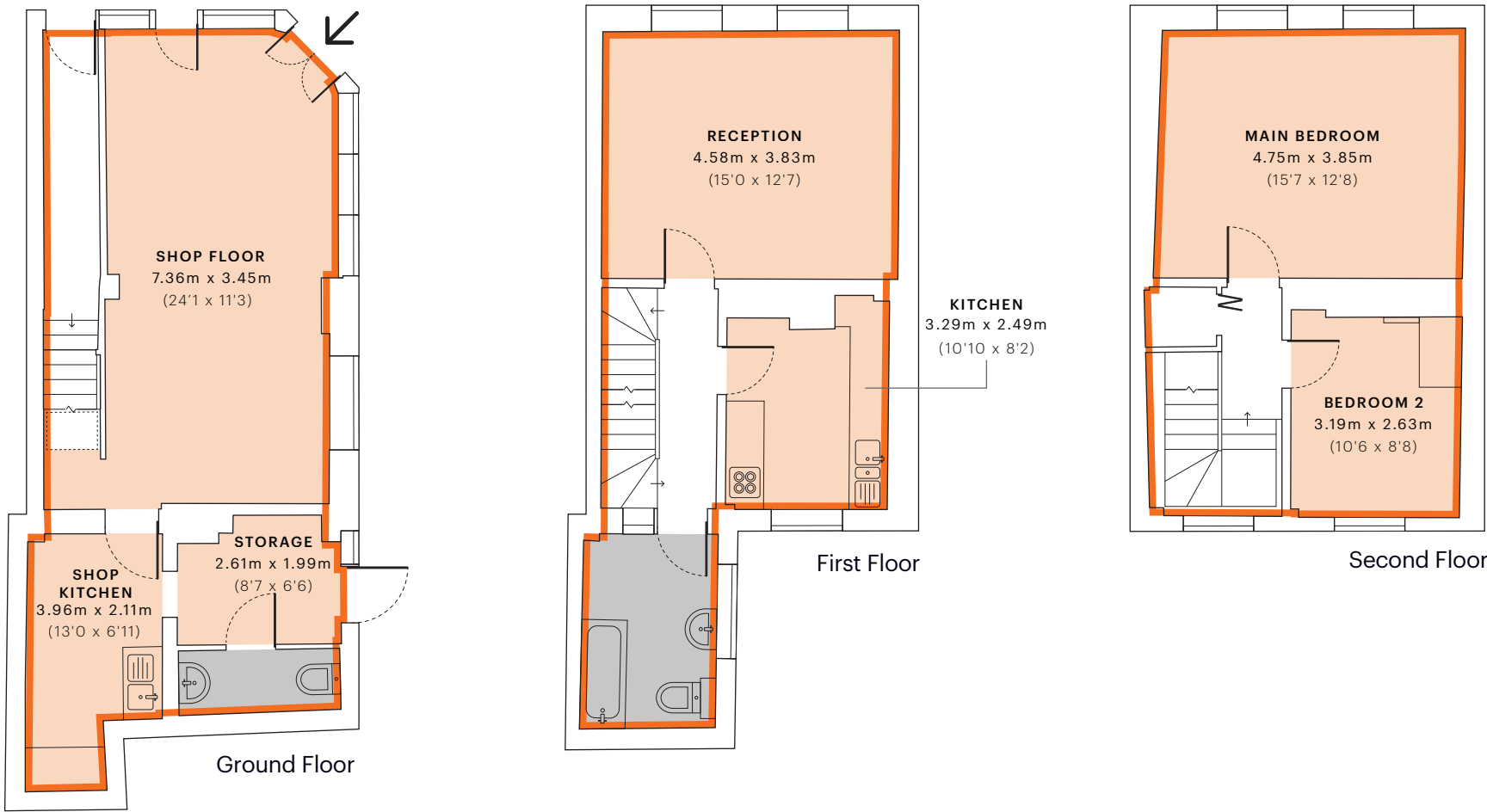
Postcode	City	Floor	Rev.
E14 7PQ	London	0, 1, 2	0

Title  
Gross Internal Area - Property Totals



support@stak.co  
6th Floor, 1 Knightsbridge Green, London, SW1X 7QA

Stak Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors RICS Property Measurement, 2nd edition, January 2018 and RICS Code of Measuring Practice, 6th edition, May 2015.



Orientation



Scale



Additional Notes

Additional notes not applicable.