

54/56 Barking Road  
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## 14 High Street Wanstead, London, E11 2AJ



Offers in excess of £550,000

# 14 High Street Wanstead, London, E11 2AJ

\*\*\* COMMERCIAL FREEHOLD \*\*\*

McDowalls are please to present to the market the freehold of a fully commercial unit made up of three parts on popular Wanstead High Street. Ground floor & basement / Ground floor rear office / 1st & 2nd floor offices. Sold with tenant in situ.

COMMERCIAL LEASE - Expired/Holding Over at £26,000 pa

LOCAL AUTHORITY - London Borough of Redbridge

WATER / SEWAGE - Mains

GAS - Mains

ELECTRIC - Mains

EPC - Ground Floor - Band C (Expires December 2034)

First Floor - Band D (Expires December 2034)

Rear Ground Floor Office - Band E (Expires December 2034)

VIEWINGS BY APPOINTMENT ONLY

## Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.



14 HIGH STREET - WANSTEAD - E11 2AJ (100% COMMERCIAL BUILDING)

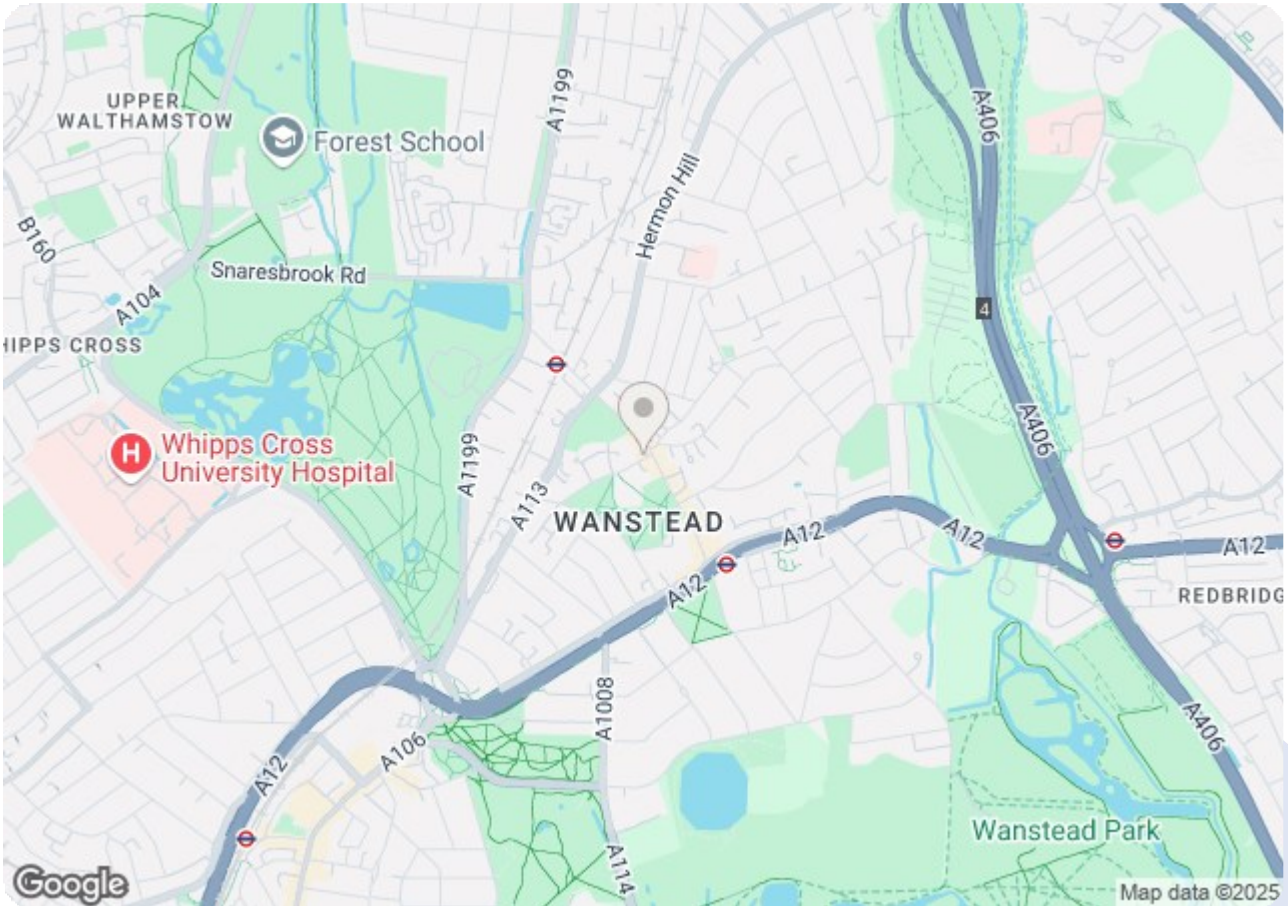
TOTAL FLOOR AREA : 1956 sq.ft. (181.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

