

**FREEHOLD SITE FOR SALE WITH FULL VACANT POSSESSION**

**\*\*\* OF INTEREST TO OWNER OCCUPIERS, INVESTORS & DEVELOPERS \*\*\***

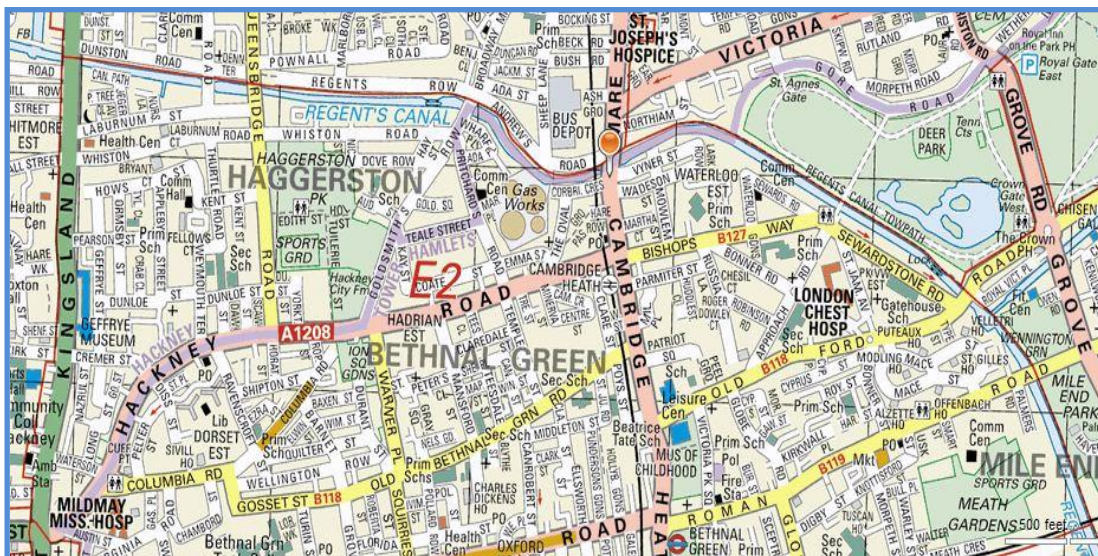
**286-290 CAMBRIDGE HEATH ROAD, LONDON E2 9DA**

**EXISTING COMMUNITY CENTRE & DAY NURSERY (D1 USE) WITH POTENTIAL FOR REDEVELOPMENT TO A VARIETY OF ALTERNATIVE USES INC. RESIDENTIAL AND OTHER COMMERCIAL USES**

**📍 LOCATION**

286-290 Cambridge Heath Road is located within the London Borough of Tower Hamlets, and situated approximately 1.3 miles from the City and approximately 3.5 miles north east of Central London. The site is situated at the northern end of Cambridge Heath Road towards its continuation with Mare Street, at the junction with Vyner Street. Hackney Road lies approximately 100 yards to the south.

The surrounding area comprises a mixture of commercial activities and residential accommodation.



**📍 COMMUNICATIONS**

The site is located approximately 0.25 miles (400 meters) north of Bethnal Green Underground Station (Central Line) providing direct access to the City and Central London, and approximately 0.14 miles (225 meters) north of Cambridge Heath Railway Station which provides direct access to Liverpool Street station.

**📍 DESCRIPTION**

The site extends to approx 0.13 acres (0.054 hectares) and comprises an existing community centre and day nursery (D1 use) arranged over ground and part first floors. There is a playground area at the front of

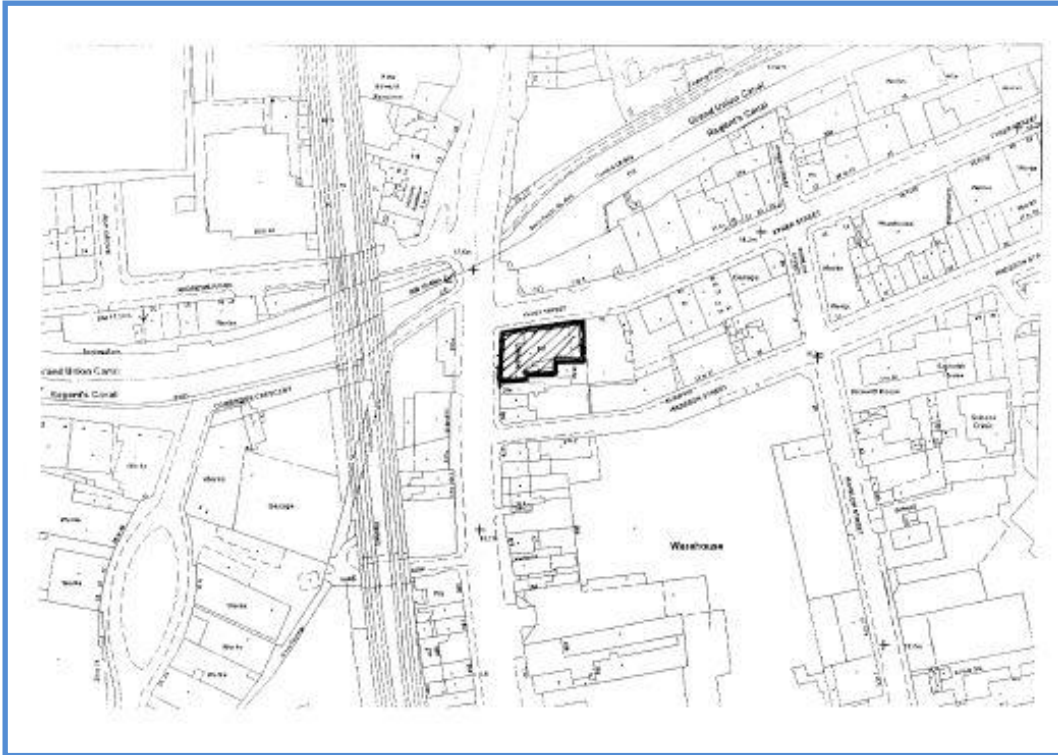
**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS**

Christopher J Dennant FRICS | Roger R Dunlop MRICS IRRV | David J England FRICS | Ashim Sharma |

Associate: Richard Williams | Consultants: Stephen Lansman | Peter Morgan FRICS MCI Arb

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the site fronting onto Cambridge Heath Road, and on-site parking for 2-3 cars at the rear accessed from Vyner Street.



#### **@ EXISTING ACCOMMODATION (GEA)**

Ground Floor:	2,982 sq ft	(277.0 sq m)
First Floor:	506 sq ft	(47.0 sq m)
Total:	3,488 sq ft	(324.0 sq m)

Please note these areas have been provided to us by our client and therefore are subject to verification.

#### **@ PLANNING**

The current site benefits from a D1 (Non residential institution) planning use.

We understand that the site does not lie within a conservation area, and although situated in close proximity to the Regent's Canal, is not within a designated flood risk area.

#### **@ REDEVELOPMENT POTENTIAL**

We are of the opinion that the site has considerable scope for redevelopment to alternative uses including residential and commercial including offices and retail. The site benefits from a lapsed planning consent, for part demolition of the existing building and the erection of first and second floor additions to be used in conjunction with the continued use of the building as a community/cultural centre and as a day nursery (within class D1).

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Planning permission was approved on 10<sup>th</sup> February 2005 under planning application number:  
**PA/03/00733**.

The approved scheme increases the total floor area to approx 9,300 sq ft (GEA) in the form of bringing the building line forward on to Cambridge Heath Road, building over the existing flat roof on the first floor, and the addition of a new second floor in line with the adjoining building at 284 Cambridge Heath Road.

Full details are available upon request, including floor plans, elevations, sections, site plan and planning decision notice.

 **TENURE**

The site is held freehold and will be offered with full vacant possession.

 **PRICE**

Offers are sought on either an unconditional to planning basis in excess of £750,000, or on a subject to planning basis in excess of £860,000 exclusive of VAT.

VAT may be payable on the purchase price.

 **CONTACT**

For further information, or to arrange a site inspection, please contact the sole agents:

Adam Velleman  
Ashwell Rogers

D: 020 7292 9000  
M: 07879 477 710  
E: [adam@ashwellrogers.com](mailto:adam@ashwellrogers.com)



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9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do Ashwell Rogers any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of February 2011

Subject to contract

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