

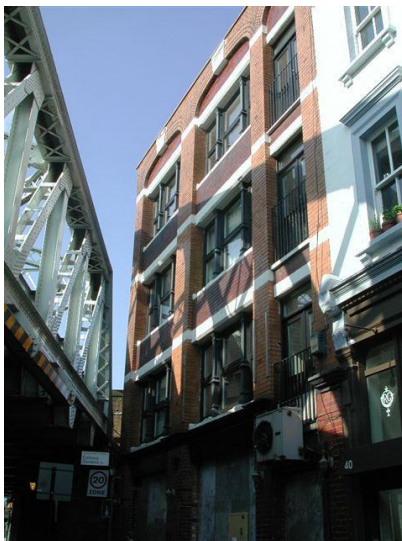


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CHARTERED SURVEYORS



FREEHOLD BUILDING FOR SALE GROUND AND BASEMENT BAR/NIGHTCLUB WITH FLATS ON THE UPPER FLOORS

**42-44 KINGSLAND ROAD,
LONDON, E2 6DA**

Location:

The building is situated on the east side of Kingsland Road at its junction with Cotton Gardens and just north of the main junction with Old Street, Hackney Road and Shoreditch High Street. The building is adjacent to a railway bridge and some trendy bars and restaurants. The area has a good mix of residential and commercial premises.

Old Street Underground Station (Northern Line) is approximately ½ a mile to the west of the subject property and numerous buses run along Kingsland Road connecting to the City and North and East London.

PROPERTY VALUERS BUILDING SURVEYORS PROJECT MANAGERS
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Description:

Comprises a five storey and basement Victorian character building over basement, ground, first, second, third and fourth floors. The ground floor and basement previously traded as a bar/nightclub premises. The ground floor provides open plan seating area with bar and kitchen and WC towards the rear. The basement provides open plan space with bar area, storage space and fire escape access at the rear.

The upper parts comprise 7 flats, a mix of one and two bedrooms with a penthouse flat with terrace on the top floor. The flats have their own separate access via an entrance in Cotton Gardens. The flats have sandblasted walls and are fully fitted out with kitchens and bathrooms, although some of the flats require some repair and redecoration works and upgrading, including a kitchen missing from one of the flats and damp in another flat.

There is an old 6 person lift linking the floors. (Should be tested before use)

Accommodation

The approximate floor areas are outlined below but interested parties should undertake their own on-site measurement.

Ground Floor Bar Area	1,506 sq ft (139.92 sq m)	
Basement	1,815 sq ft (168.60 sq m)	
TOTAL (GIA)	3,321 sq ft	(308.52 sq m)

1st Floor, Flat 1 495 sq ft
1st Floor, Flat 2 719 sq ft
2nd Floor, Flat 3 495 sq ft
2nd Floor, Flat 4 718 sq ft
3rd Floor, Flat 5 495 sq ft
3rd Floor, Flat 6 730 sq ft
4th Floor Penthouse 902 sq ft

N.B. We understand that the first floor has B1 office use and that the two flats have been created without the appropriate planning consent being in place.

Also we understand that full Building Control Approval is not in place for the flats on the upper floors.

We suggest that interested parties make their own investigations with regards to the planning and Building Control Approval.

Tenure:

Freehold

Sale Price:

£3,000,000 for the freehold interest. The sale is exclusive of VAT, if applicable.

Legal costs:

Each party to bear their own legal costs.

Viewing: Strictly by appointment through joint sole agents

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