



LONG LEASEHOLD SALE: £340,000

SITUATION AND DESCRIPTION

The premises are located overlooking the waterfront at Canary Wharf within easy walking distance of South Quay Station (DLR) .

There is a balcony to the front overlooking the Quay, and to the the rear also, designated parking spaces to be confirmed.

The accommodation comprises two

offices with a kitchen and shower room with w.c. Entry phone system

The office is being sold on a long leasehold of 200 years from 1984 (159 years unexpired).

ACCOMMODATION

Entrance Door is at the rear of Blake House. Entry Phone.

Stairs to

FIRST FLOOR

FRONT OFFICE OVERLOOKING WATERFRONT - 18'05" x 14'90" + Balcony overlooking the waterfront - 4'27" x 4'94"

HALLWAY - 9'28" x 8'75"

KITCHEN - 5'90" x 5'91"

SHOWER ROOM - 4'56" x 4'56"

REAR OFFICE - 9'81" x 11'42" + Balcony to the rear (11'42" x 4'31")

GROSS INTERNAL FLOOR AREA 601 SQ. FT. (55.83 SQ.M.)

EXTERNALLY

Designated parking spaces to be confirmed

DESCRIPTION

A self contained first floor office suite.

RATEABLE VALUE

The rateable value is £11,750 which is chargeable at 49p. in the pound for the rating year to April 2023 to present.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

£340,000 is required for our clients leasehold interest in the premises. Long leasehold of 200 years from 1984 (159 years unexpired).

VIEWING

Hair & Son – 01702 394959

www.hairandson.co.uk

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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More than an estate agent

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