





£325,000

*Hermit Road,
Canning Town,
E16*

Long Leasehold Takeaway Premises – Investment Opportunity – 84 Hermit Road, Canning Town Offers in the region of

£325,000 A rare opportunity to acquire a long leasehold commercial unit situated on Hermit Road, Canning Town. The property comprises a ground floor takeaway premises extending to approximately **391 sq ft** and is offered with a substantial **97 years remaining on the lease**. The unit is currently **vacant**, providing an excellent opportunity for an investor, operator, or owner-occupier to acquire a commercial premises with potential rental income in a growing East London location. The property benefits from a **peppercorn ground rent**, offering minimal ongoing leasehold costs and enhancing its appeal as a long-term investment. Previously let at **£25,000 per annum**, the premises offer potential rental growth, with an estimated rental value in the region of **£30,000 per annum**, subject to market conditions and tenant demand. The property benefits from an established takeaway use and offers flexibility for an incoming purchaser to occupy the premises themselves or secure a new commercial tenant. Canning Town continues to benefit from significant regeneration and investment, with excellent transport connections including the Jubilee Line, DLR and Elizabeth Line services, providing easy access to Canary Wharf, the City and central London. **Key Features:**

- Long leasehold interest – approximately 97 years remaining
- Ground floor commercial unit – approx. 391 sq ft
- Vacant possession available
- Established takeaway use
- Peppercorn ground rent
- Potential rental income of approximately £30,000 per annum
- Attractive investment or owner-occupier opportunity
- Asking price: £325,000 Early viewing is highly recommended to appreciate the potential of this commercial opportunity.

FEATURES:

Well Established

Fully Fitted kitchen with
Extraction

Investment Opportunity

A5 Take Away use included

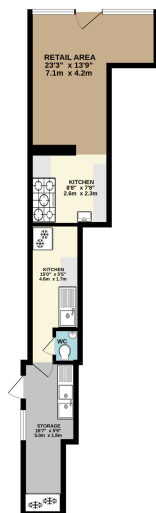
Retail unit

Long Lease For sale



Floorplan

GROUND FLOOR
381 sq ft (35.3 sq m) approx.



RETAIL SHOP

TOTAL FLOOR AREA: 381 sq ft (35.3 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, dimensions, capacity and any other facts are approximate and not intended to be taken for any purpose of measurement. The plan is for illustrative purposes only and should not be used as a contract for any proposed purchase. The actual layout and dimensions shown here are not to be taken as a guarantee as to their accuracy or otherwise and are given as to their condition at the time of issue.
Made with AutoCAD 2014

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Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

