MERIDIAN CP
PARTNERS

Office, Residential, Retail For Sale

£1,950,000

6,448 sq ft

242 & 244 Bethnal Green Road, London, E2 0AA

FOR SALE:- Two Substantial Mixed Use Buildings with considerable Development Potential (subject to planning) and Full Vacant Possession

- A pair of striking Victorian buildings
- Significant Development Potential (stp)
- Attractive Capital Value at just £302 p/sq/ft
- Large rear yard to the rear of one building
- Inter-connecting Retail Spaces
- Delayed Completion sought by Vendor

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Summary

- Price: £1,950,000

Further information

- View Microsite

Contact & Viewings

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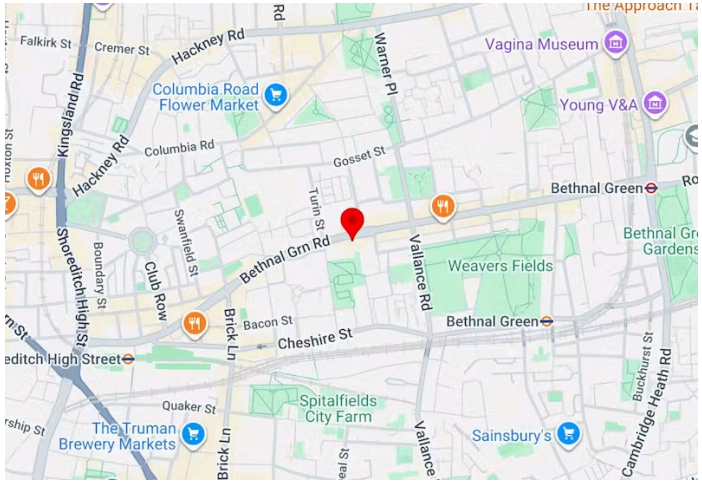


Description

Meridian CP are delighted to present this rare opportunity to acquire a pair of substantial and characterful period buildings, extending to approximately 6,448 sq. ft. (599 sq. m.), prominently positioned along the ever-vibrant Bethnal Green Road, at the very heart of the highly sought-after E2 district. Occupying an enviable and highly visible location, the properties benefit from excellent footfall, strong transport links, and close proximity to a wide array of local amenities, making them ideally suited to a variety of commercial or residential uses.

Having been owner-occupied for a considerable number of years, the buildings have been well maintained and now offer significant scope for enhancement. They present an exceptional opportunity for comprehensive redevelopment or refurbishment, allowing prospective purchasers to unlock their full potential. Subject to securing the necessary planning consents, the site could be transformed into a high-yielding, income-producing investment asset or alternatively redeveloped into a collection of high-quality, self-contained private apartments, in line with the continued demand for residential accommodation within this thriving East London location.

The vendors are currently seeking to relocate their existing business operations and are open to exploring flexible arrangements to facilitate this transition. This may include options such as a leaseback agreement or a delayed completion period, providing added convenience and potential income continuity for an incoming purchaser.

Overall, this is a unique opportunity to acquire a prominently located freehold asset with considerable development potential in one of London's most dynamic and evolving neighborhoods.

Terms

Terms Guide Price: £1,950,000 Subject to Contract.

Rateable Value: £64,000 - Estimated Rates Payable to approx. 50% of this figure. We strongly recommend that you verify this information with your local authority (London Borough of Tower Hamlets).

EPC RATING: An EPC has been commissioned.

USE CLASS: Use Class E.

LOCAL AUTHORITY: London Borough of Tower Hamlets.

POSSESSION: To be confirmed with agent.

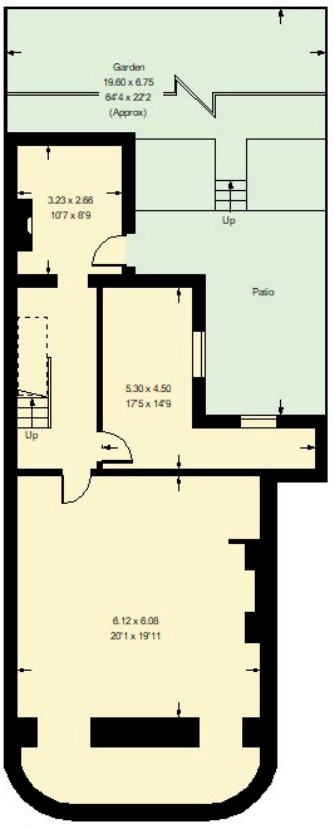
VAT STATUS: To be confirmed.

LEGAL COSTS: Each party is to bear their own legal costs

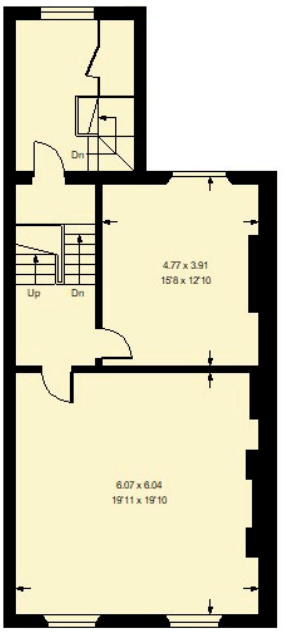
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

Bethnal Green Road, E2

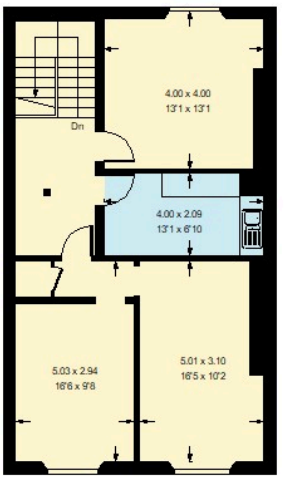
Approx. Gross Internal Area
599 sq m / 6448 sq ft



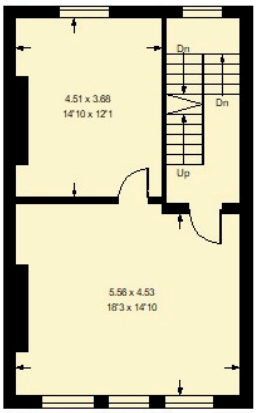
244 - Basement



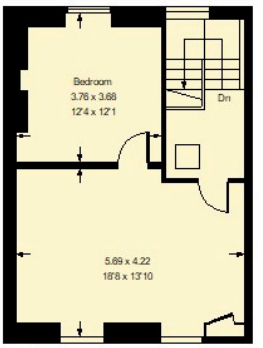
244 - First Floor



244 - Second Floor

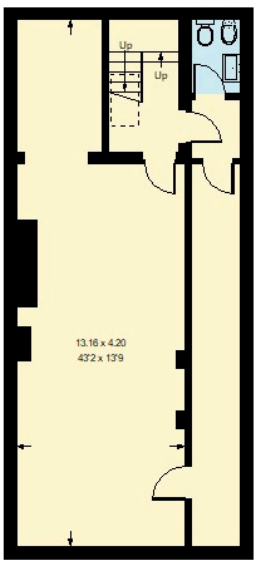


242 - Second Floor

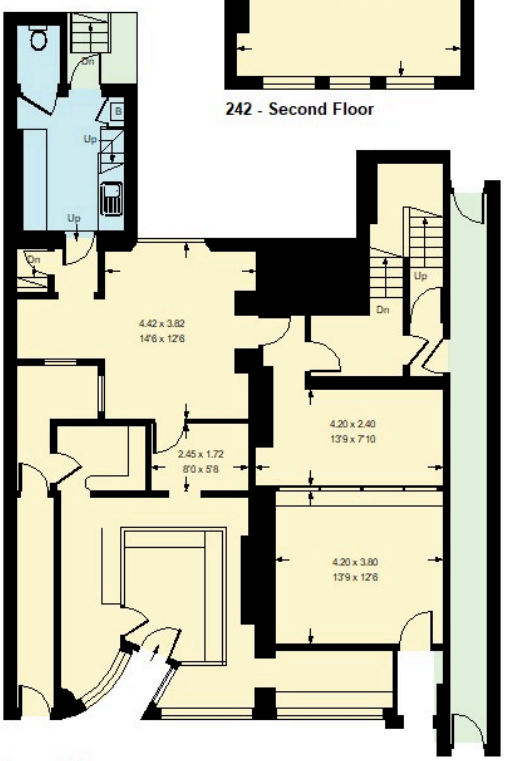


242 - Third Floor

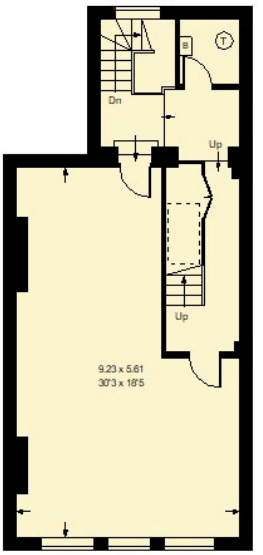
= Reduced headroom below 1.5 m / 5'0



242 - Basement



Ground Floor



242 - First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.