655 BARKING ROAD

Plaistow, London E13 9EX

Freehold Mixed Use Investment

Guide Price:
£1,600,000





655 BARKING ROAD

Executive Summary

PROPERTY TYPE
Shop & Uppers

SIZE
5576 sqft / 518 sqm

COMMERCIAL / RESIDENTIAL
Both

CLOSEST TRAIN STATION
Upton Park
(0.6 miles)

655 BARKING ROAD

About
655 Barking Road

We are pleased to offer this prime mixed-use investment opportunity located at 655 Barking Road, E13. The property comprises a retail unit on the ground floor, currently leased to a longstanding tenant, along with a spacious upper-floor residential unit. The residential element includes four well-maintained 2-bedroom flats.

This property presents significant development potential, with the possibility of conversion or extension (subject to the necessary planning consents) to maximize its use. It is ideally positioned within a rapidly regenerating area, which offers substantial scope for both capital appreciation and rental growth. Additionally, the basement and ground floor lends itself to alternative uses such as a Day Nursery.

The current rental income is as follows: £55,000 per annum from the commercial retail unit, £66,000 per annum from the four 2-bedroom flats, and £4,800 per annum from the rear yard area. This strong rental income stream makes the property an attractive prospect for investors looking for a steady cash flow while also providing potential for future development.

Located in a high-footfall area along Barking Road, the property benefits from excellent transport links, including proximity to Canning Town and East Ham stations, making it a highly desirable location for both commercial and residential tenants. The area is experiencing significant regeneration, which promises long-term capital growth.

This is a rare opportunity to acquire a mixed-use property with excellent rental returns and future development potential in one of East London's most sought-after locations. For more information or to arrange a viewing, please contact us today.






Upton Park
655 Barking Road
Property Address



Location

Located on the bustling Barking Road in the heart of East London, 655 Barking Road offers an exceptional opportunity for businesses seeking high visibility and easy access in a well-connected and diverse area. The property is positioned within close proximity to a wide array of local amenities, including retail outlets, cafés, restaurants, banks, and healthcare services, making it an ideal location for a variety of commercial uses.

The area is well-served by public transport, with Plaistow Underground Station (District Line) just a 6-minute walk away (approximately 0.3 miles), and Canning Town Underground Station (Jubilee Line) around 15 minutes by foot (approximately 0.8 miles). Both stations provide swift connections to Central London, Canary Wharf, and beyond, while the nearby A13 and A12 offer quick access to major road networks for those travelling by car.

In addition to excellent transport links, the property is conveniently situated near several public services, including local schools, parks, and leisure centres, further enhancing its appeal for businesses looking to cater to both local residents and commuters. The nearby Westfield Stratford City shopping centre (approximately 2 miles away) provides an extensive retail and entertainment offering, further adding to the area's vibrant commercial environment.

With its central location, comprehensive amenities, and strong transport connections, 655 Barking Road is an ideal choice for businesses looking to establish themselves in one of East London's most thriving and rapidly developing areas.

THE CLOSEST TRAIN STATION
Upton Park (0.6 miles)

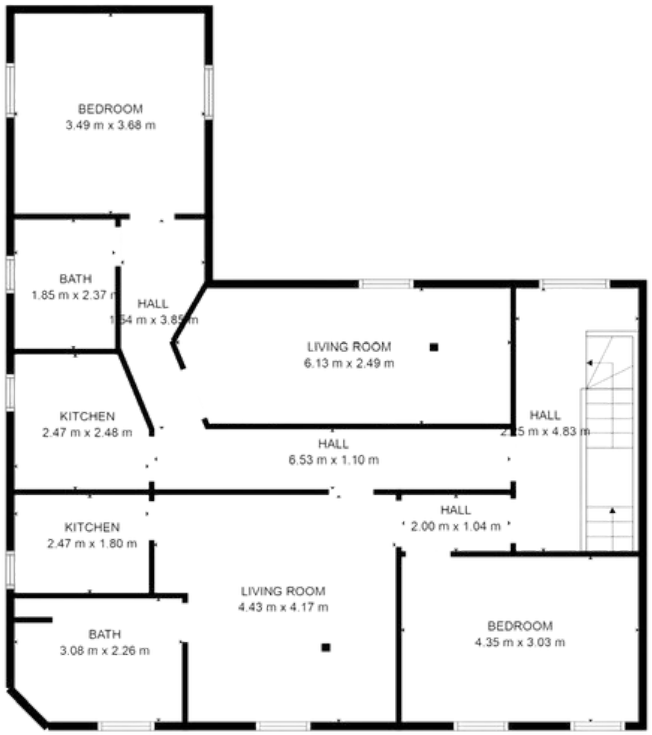
LOCAL AMENITY (CLOSEST)
Tesco Express (0.4 miles)

Accommodation Schedule

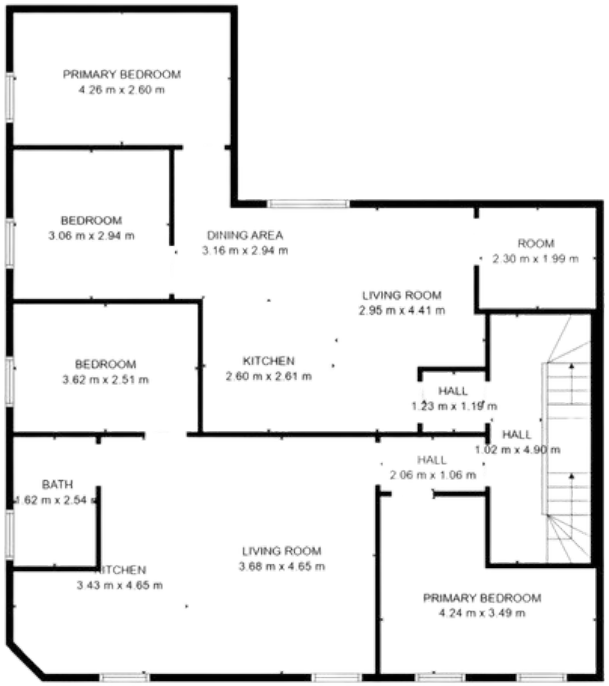
UNIT	TENANT TYPE	NOTICE	SIZE (SQM)	SIZE (SQFT)	INCOME (PA)
655 (Basement and Ground Floor Commercial)	Age UK	April '26 (Tenant will not be renewing)	227	2,443	£55,000
655 Flat B	Rolling AST	2 Months	57	614	£19,200
655 Flat C	Company Let	2 Months	53	571	£15,600
655 Flat D	Company Let	2 Months	41	441	£15,600
655 Flat E	Company Let	2 Months	50	538	£15,600
Rear Yard	Rolling Licence	3 Months	241	2,594	£4,800
				TOTAL	£125,800

Floorplans

655 BARKING ROAD

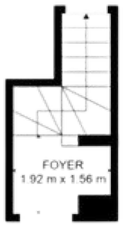


Ground Floor

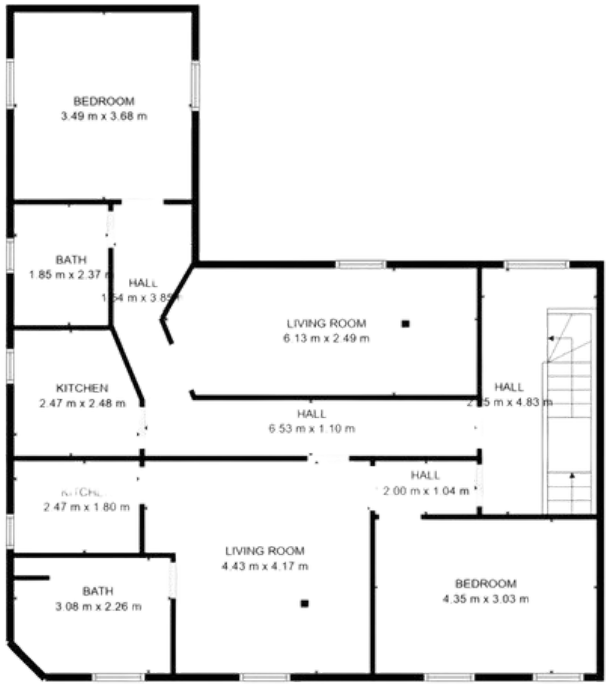


FLOOR 2

1st Floor



FLOOR 1



FLOOR 3

2nd Floor

Further Information:

TENANCIES:

- 4 X 2 Bed flats generating £66,000 p.a
- GF let to Age UK £55,000 p.a Lease expires in May 2026
- Rear is let for £4,800 on a rolling license
- Total Income: £125,800

VAT:

The site is not elected for VAT.

PROPOSAL:

Offers in Excess of £1,600,000

VIEWINGS:

Available strictly by appointment only.



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