

INCORPORATING...

brian **dadd** commercial

**FOR SALE**

**£525,000**

- Freehold investment/owner-occupation opportunity
- Comprising shop & 2 x bedroom maisonette
- Shop currently vacant
- Flat currently vacant
- Barking Road location
- Rare opportunity

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**416/416A BARKING ROAD, EAST HAM, LONDON, E6 2SA**



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

#### Location

The property is situated to the southern side of Barking Road (A124), in an established retail and residential area. The A406, A13 and M25 are all accessible from the premises and the area is served by local buses. The closest train stations are East Ham (Circle) and Barking (Circle & Overground).

#### Description

Comprising a 3-storey property of traditional masonry construction. On the ground floor is a lock-up shop and there is a self-contained 2-bedroom maisonette at 1st and 2nd floor level with access from Barking Road. The premises are more particularly described as follows:

Ground Floor Shop: Sales Area: 316 sq ft (29.4 sq m); Ancillary: 137 sq ft (12.7 sq m); Kitchenette: 22 sq ft (2 sq m). Toilet facilities included.

First Floor Residential: Lounge, kitchen, bathroom/WC, bedroom.

Second Floor Residential: bedroom.

All areas are approximate only.

#### Terms

The freehold is available, with vacant possession of the shop and flat, for £525,000.

#### Business Rates

The London Borough of Newham have informed us of the following:

2026 Rateable Value: £13,000

2026/27 Retail, Hospitality, and Leisure UBR: 0.382 P/£

2026/27 Rates Payable: £4,966

Interested parties may benefit from Small Business Relief and are advised to contact the Local Authority to confirm current rate liability.

#### Council Tax

The flat is within Band 'A'.

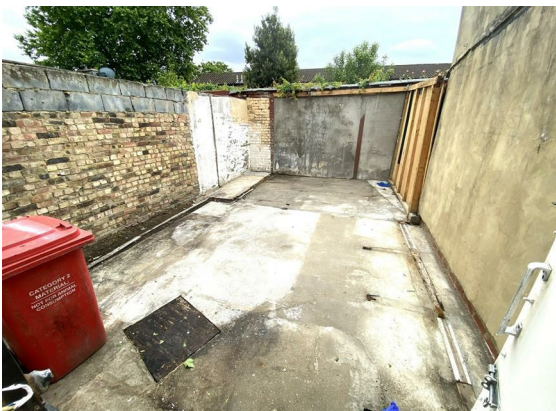
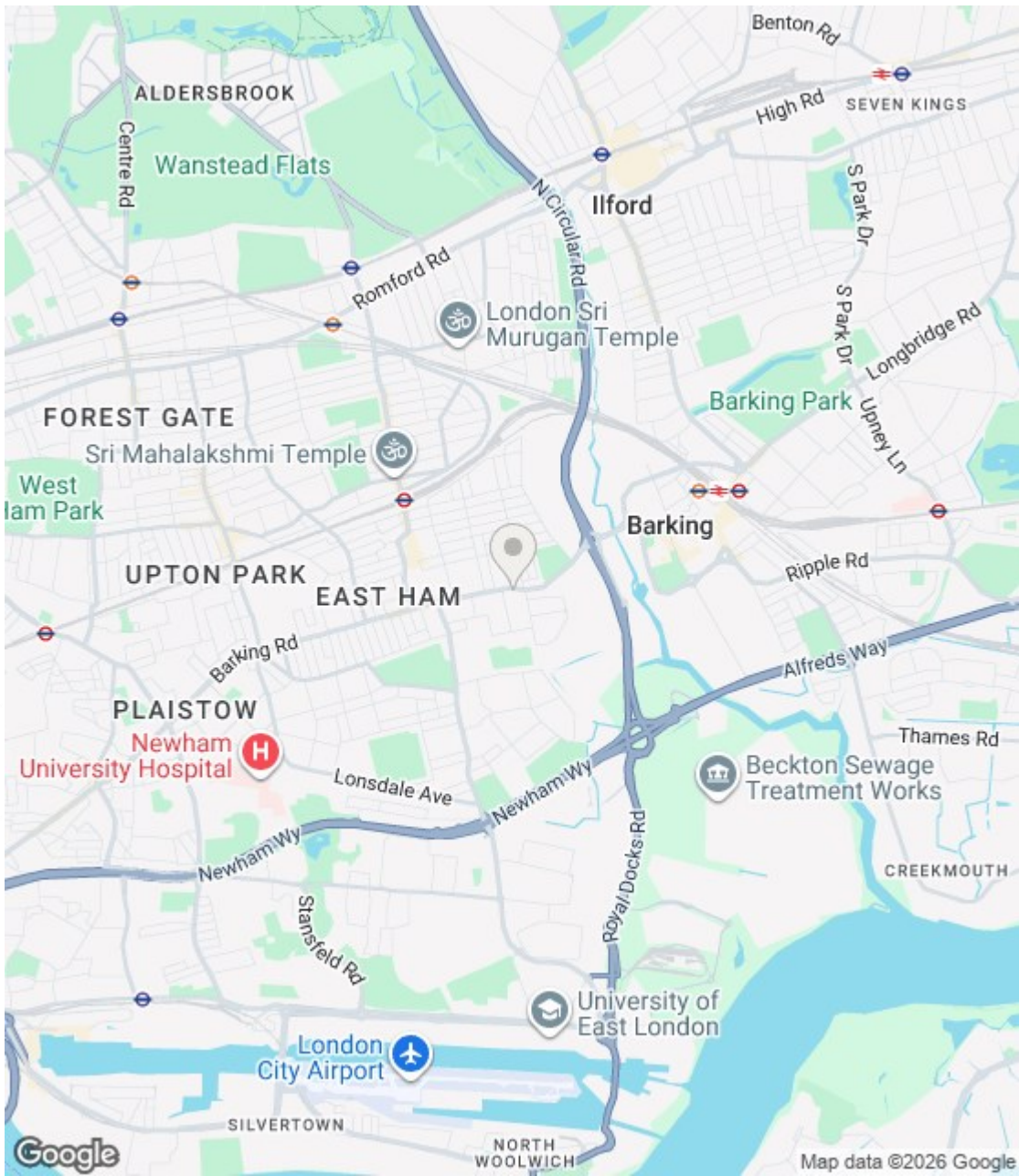
#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPCs

The shop has an Energy Performance Certificate rating of C and the flat has an EPC rating of D.





| Energy Efficiency Rating                    |                                                                                                              |           |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                      | Potential |
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          |                                                                                                              | <b>94</b> |
| (81-91) <b>B</b>                            |                                                                                                              |           |
| (69-80) <b>C</b>                            | <b>74</b>                                                                                                    |           |
| (55-68) <b>D</b>                            |                                                                                                              |           |
| (39-54) <b>E</b>                            |                                                                                                              |           |
| (21-38) <b>F</b>                            |                                                                                                              |           |
| (1-20) <b>G</b>                             |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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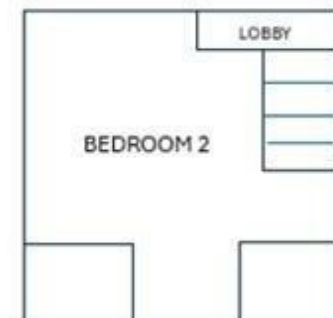
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR