



519 – 523 Cambridge Heath Road,
London E2 9BU



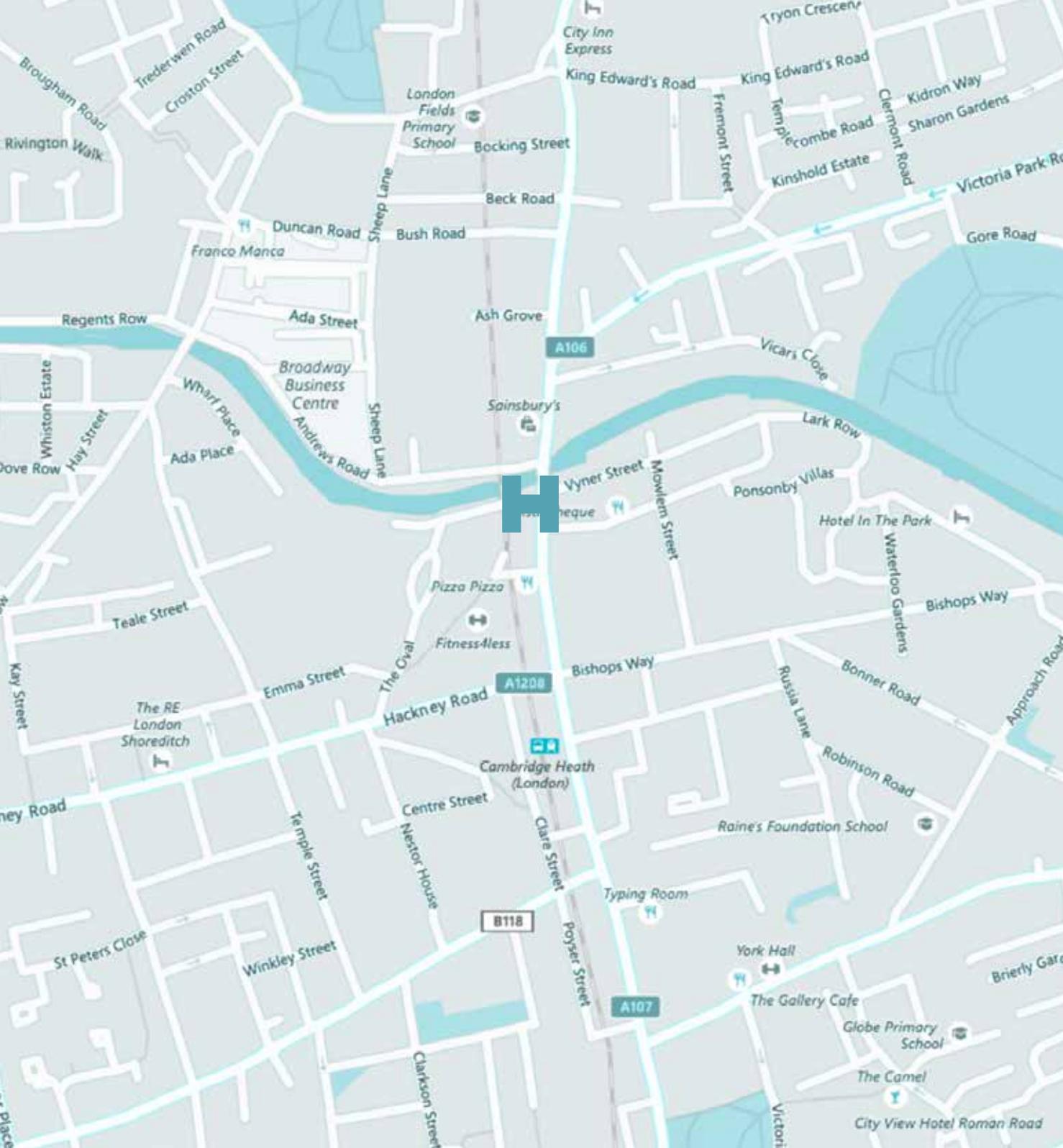
Mixed-use new build development opportunity with planning permission

- Commercial unit (Class D1) measuring 1,964ft²
- 9 luxury apartments measuring 7,836ft²
- Located in Bethnal Green, E2
- Freehold
- Offers in excess of £3,250,000

Description

The site is located within the Regent's Canal Conservation area and lies in the northern most part of Tower Hamlets, close to the boundary of Hackney on Cambridge Heath Road. The existing building is a part 2, part 3-storey property, which has most recently been utilised as a training centre (Class D1). The site now benefits from planning permission for the demolition of the existing building and construction of a four-storey mixed-use development comprising 1,964ft² commercial space and 9 luxury apartments, 2 x 3 bed, 5 x 2 bed and 2 x 1 bed.





Location

The site is in Bethnal Green, on the busy Cambridge Heath Road, within the London Borough of Tower Hamlets. Bethnal Green is a cosmopolitan area, with a mixture of East Enders, Bangladeshi families and professionals.

Bethnal Green has a vast array of restaurants and bars with new ones opening all the time. The nearby Victoria Park hosts open air concerts and is worth a visit for its canals, ponds, tennis courts and sports ground. The V&A Museum of Childhood a short walk from the site, as is the popular Columbia Road Flower Market, which is also home to vintage clothes stores, antique shops and deli's.

There are 4 good and outstanding primary schools within 0.5 miles of the site.

Transport

Bethnal Green has excellent transport links. Bethnal Green underground station (Central Line) is a 10-minute walk away, with trains into London Liverpool Street taking 3-minutes and into the West End within 20-minutes. There are also many bus routes along Cambridge Heath Road. The A10 and A12 are nearby, leading out to the M25 and M11.

The site is well serviced by public transport and has a PTAL rating of 6b.

Proposed schedule

Unit	Type	Beds	M ²	ft ²
Commercial	Ground	D1	182.4	1,964
1	Apartment 1st	1b2p	55.72	600
2	Apartment 1st	2b4p	82.47	888
3	Apartment 1st	1b2p	52.05	560
4	Apartment 2nd	3b6p	114.23	1230
5	Apartment 2nd	2b4p	77.27	832
6	Apartment 3rd	3b6p	91.21	982
7	Apartment 3rd	2b4p	86.53	931
8	Apartment 4th PH	2b4p	81.97	882
9	Apartment 4th PH	2b4p	86.53	931
Total commercial			182.4	1,964
Total residential			727.98	7,836
Total GIA			910.38	9,800

Planning permission

Planning permission was granted on the 5th October 2016 for the demolition of the existing building and construction of a new building with re-provision of training facility (Class D1) at ground floor and provision of 9 residential dwellings (Class C3) on first to fourth floors (2 x 3 bed, 5 x 2 bed and 2 x 1 bed). under planning reference; PA/14/03474

For further information, please contact the London Borough of Tower Hamlets on 020 7364 5009.

Viewings

Please contact sole agents Highfield Investments for viewing arrangements.





Additional Information

Planning documents, floor plans and other related documents can be provided in the form of a Further Information Pack.

Financial Contributions

The property is liable for a Mayoral CIL and Tower Hamlets CIL of £39,223.

VAT

We understand that VAT is not applicable.

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Tenure

Freehold

Terms

We are inviting offers in excess of £3,250,000 for the freehold interest.

Contact

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Highfield

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