

# LOT 89

## 1-3 Station Parade, High Street, Snaresbrook E11 1QF

### Freehold Commercial Premises with Planning Permission for 5 Flats and Restaurant Unit

#### Location & Description

A prominent triple fronted commercial property on a triangular shaped site with planning permission for 5 flats and a restaurant, located on the north side of Station Parade in this popular location adjacent to Snaresbrook underground station (Central line), within a short distance of Wanstead High Street with its numerous shops, restaurants and bars.

#### Accommodation

Existing retail and restaurant unit (to be demolished)  
Site area approximately 1,992 sq ft (185 sq m).

Offered **VACANT**

Planning permission has been granted on appeal (ref: APPW5780A\09\2105620) for demolition of existing retail and restaurant unit and construction of a new commercial unit and 5 residential units above.

Further information can be found on [www.strettons.co.uk](http://www.strettons.co.uk)

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**GUIDE PRICE: £675,000 - £700,000**