



PER ANNUM

£21,600 Per Annum

Roman Road

London, E3 5EL

LOCATION

Set in the busy stretch of Roman Road surrounded by a number of shops, offices, coffee shops and restaurants. Roman Road Market is close by as well as Victoria Park. Transport links include Bethnal Green, Mile End, Bow Road Underground Stations and Bow Church DLR which is close by as well as a number of bus routes.

DESCRIPTION

The property occupies the ground floor and basement and features electric shutters leading to the main service area, to the rear of the property is a storage /preparation room. The unit further benefits from a large basement that has multiple storage areas and an office.

Premium: £75,000 o.n.o

ACCOMMODATION

Gross Internal Area: 976 Sq ft

AMENITIES

Floor to ceiling glass window display
Electric shutters
Basement

Business Rates

Parties are advised to make their own enquires with the local authority.

Terms

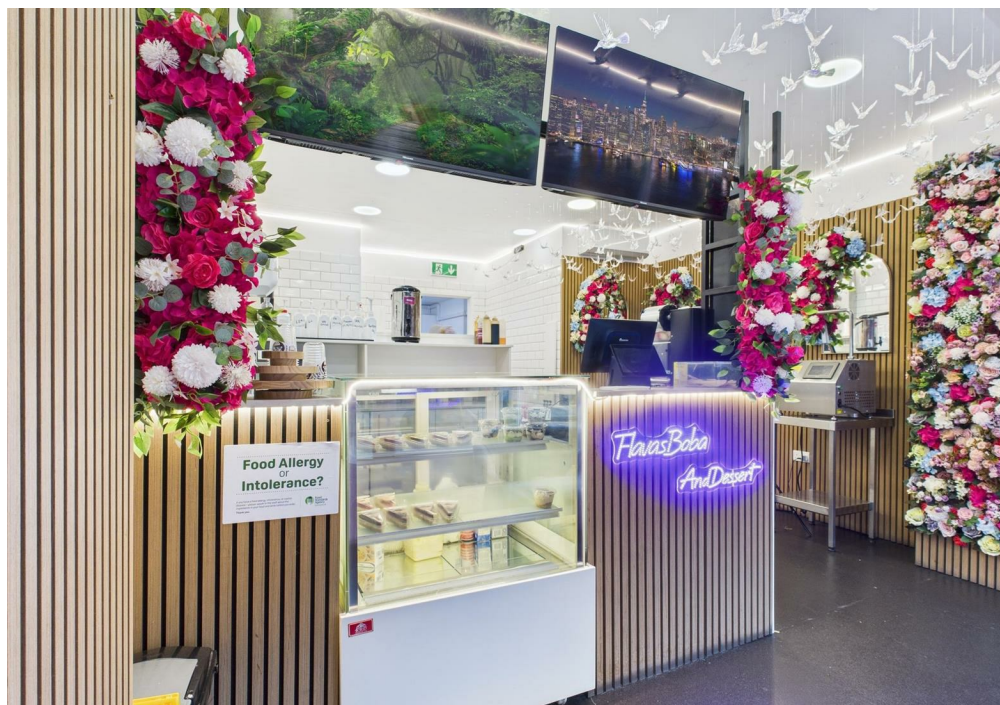
Assignment of an existing 22 year lease (20 years remaining)

LEGAL COSTS

Each party bear own legal costs.

VIEWING

Strictly by appointment through Peach Properties







Floor 0



Floor 1

Approximate total area⁽¹⁾

90.7 m²
976 ft²

Reduced headroom

1 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

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OFFICE DETAILS

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