



Retail Unit To Let

423 Roman Road

Bow, E3 5QS

**Retail
TO LET**

775 sq ft

(72 sq m)

- Prominent retail location
- Alternative use considered

423 Roman Road, Bow, London, E3 5QS

Summary

Available Size	775 sq ft
Passing Rent	£18,000 per annum
Rates Payable	£6,237.50 per annum
Rateable Value	£12,500
EPC Rating	C (70)

Description

The property comprises a ground floor retail unit with basement ancillary/storage space which is currently trading as a Dry Cleaner. There is also a small outside yard. Given the layout and size, the property may be suitable for a variety of different uses.

Tenants fixtures and fittings including a fully equipped shoe repairers heel bar and key cutting facilities, solid oak flooring, IPOS system and CCTV throughout are open to negotiation.

Location

Roman Road located in Bow, East London, just West of Bethnal Green. The property is excellently located just moments away from Victoria Park, Queen Elizabeth Olympic Park and the Union Canal. The area benefits from excellent transport links via tube (Mile End - Central, Hammersmith & City and District lines) overground (Hackney Wick) and many local bus services providing access to the immediate area and central London. The immediate area is predominantly residential however, Roman Road has a large number of independent retailers and occupiers, making it a popular area with city commuters and professional clientele.

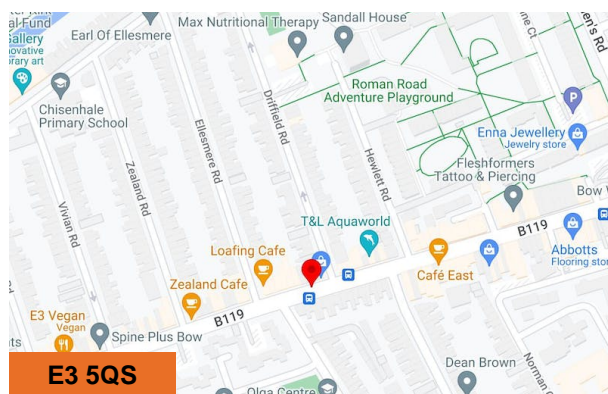
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	316	29.36	Available
Ground - Storage	136	12.63	Available
Basement - Storage	323	30.01	Available
Total	775	72	

Terms

Available by way of an Assignment of the existing lease due to expire 14th July 2031. There is a break date 15th June 2026, and a rent review dated 15th July 2026.



Viewing & Further Information



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