



PRICE GUIDE

£280,000

Roman Road

London, E3 5QS

GUIDE PRICE: £280,000 - £300,000

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

To be purchased with current tenants in situ paying £20,000 per annum until 2027.

The property occupies the ground floor and basement and features electric shutters leading in the main space with wood flooring, double doors to rear leading through to fitted kitchen area and access to male and females W/C with fitted shower. There are electric shutters which lead onto rear private courtyard.

The basement has a good head height and divided into 2 usable areas with sectioned glass ceilings bring in plenty of natural light.

ACCOMMODATION

Gross Internal Area: 848 Sq ft (78.82 Sq M)

Gross External Area: 240 Sq ft (22.28 Sq M)

AMENITIES

Floor to ceiling glass window display

Electric shutters

Private courtyard

Separate Male, Female W/C

Shower

Basement

Business Rates

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



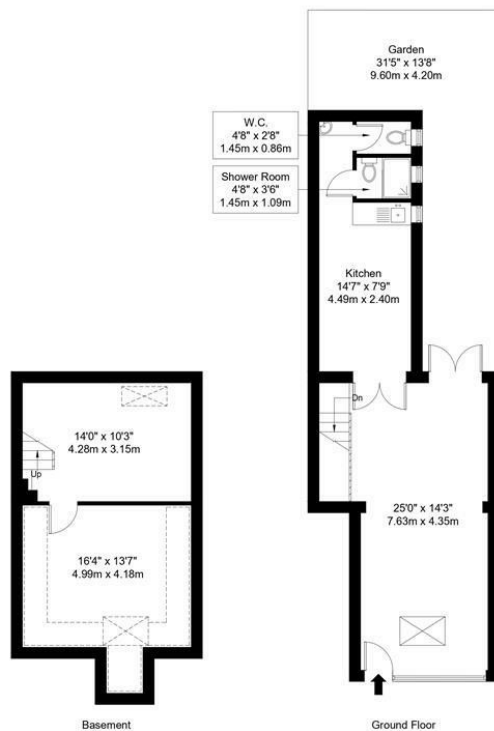


Roman Road, E3 5QS

Approx Gross Internal Area = 78.82 sq m / 848 sq ft

Garden = 22.28 sq m / 240 sq ft

Total = 101.1 sq m / 1088 sq ft



Ref :

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

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
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com