

SHOP TO LET

- Highly Prominent Unit
- E Class Use
- New Lease Available
- Ground & Lower Ground
- £20,000 pax
- 602 sq. ft / 56 m2

455 Roman Road,
London E3 5LX



Location:

455 Roman Road is located in the London Borough of Tower Hamlets, specifically in the area of Bow, London E3. Roman Road is a historic street that stretches through East London, the area is a bustling urban neighbourhood with a mix of residential, commercial, and cultural establishments. It's known for its diverse community, vibrant markets, and convenient access to transportation links. Close proximity to amenities such as Victoria Park and the Queen Elizabeth Olympic Park

Description:

The property consists of a ground & lower ground floor retail unit, which comprises of a main sales floor, storage areas, and staff WC. floor to ceiling glazed frontage is secured with roller security shutters. The approximate floor area of the property is as follows:

Shop Width:	16.76 ft	3.93 m
Sales Area:	272.22 sq. ft	25.29 m ²
Lower Ground Floor:	250.05 sq. ft	23.23 m ²
WC		
Internal GIA:	522.27q. ft	48.52 m²

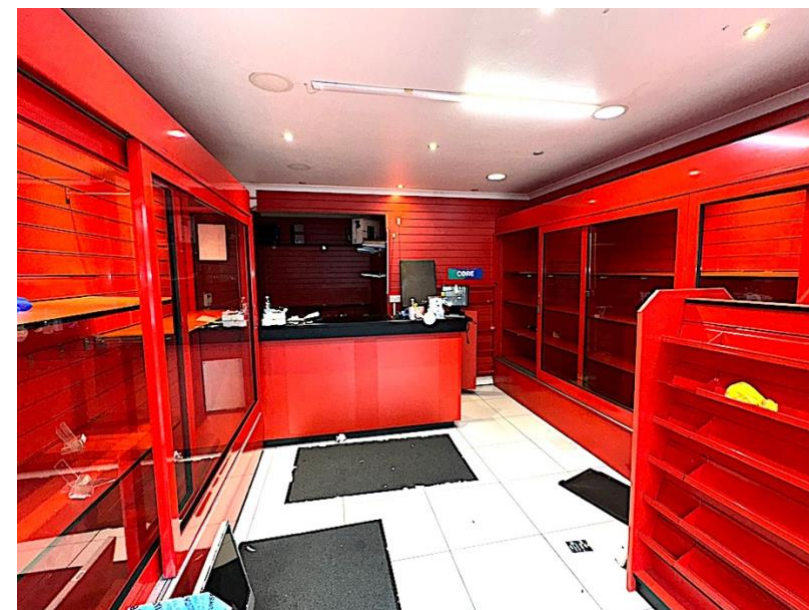
It has an E Class use designation, which means it can be used for a variety of purposes.

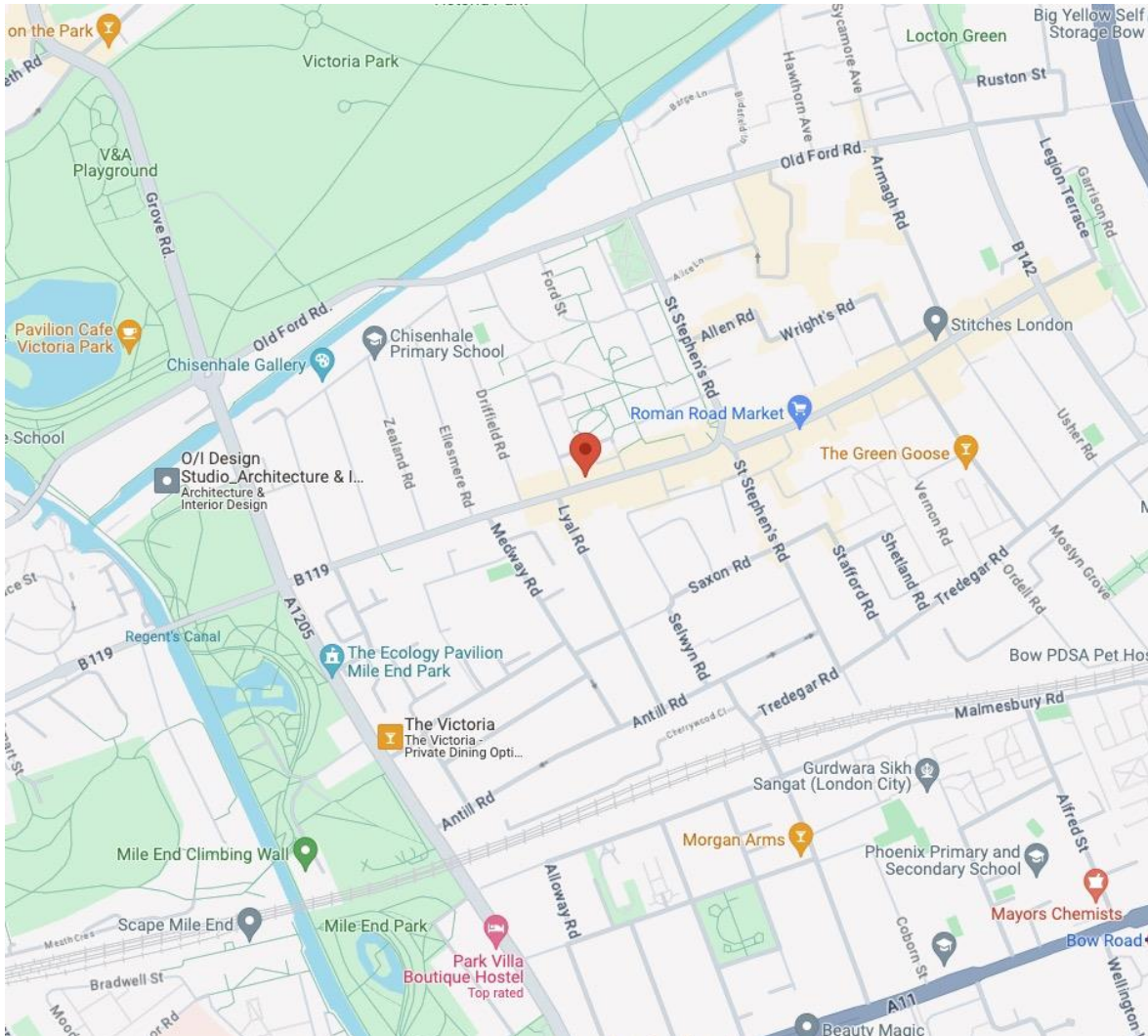
Tenure:

The property is available for lease, subject to agreement and will be subject to upward only, open market rent reviews.

Rent:

Rental offers in the region of **£20,000** pax subject to contract





Rates

Rateable Value: £9,900.00

Rates payable: £4,940.10

This unit may qualify for small business relief
(Parties advised to verify with Havering Borough Tower Hamlets)

Legal Costs

Ingoing tenant to pay towards the landlords legal costs of
£2000 + VAT

Reference

A charge of £300 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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