

441 Roman Road, London, E3 5LX



£32,000 Per annum

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Early viewings highly recommended!

McDowalls are pleased to present to the market this newly renovated commercial unit / lock up shop located on the Roman Road in Bow. At a total of 885 sq ft, this space is fitted with a kitchen, WC, a small garden in the rear as well as a large basement area for storage.

BUSINESS RATES - TBC

CEPC - Band C

LOCAL AUTHORITY - LB Tower Hamlets

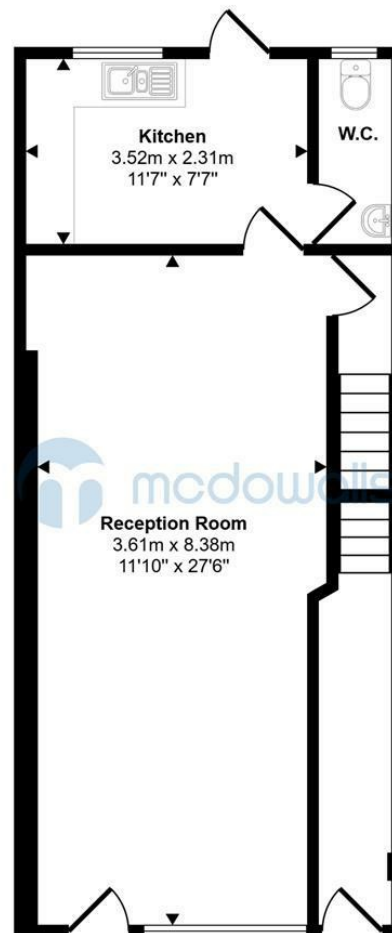
WATER / SEWAGE - Mains

GAS - No Gas Into The Commercial Space

ELECTRIC - Metered Mains

To be let on a 10 year FRI lease inside the 1954 LL&TA with 3 yearly reviews.

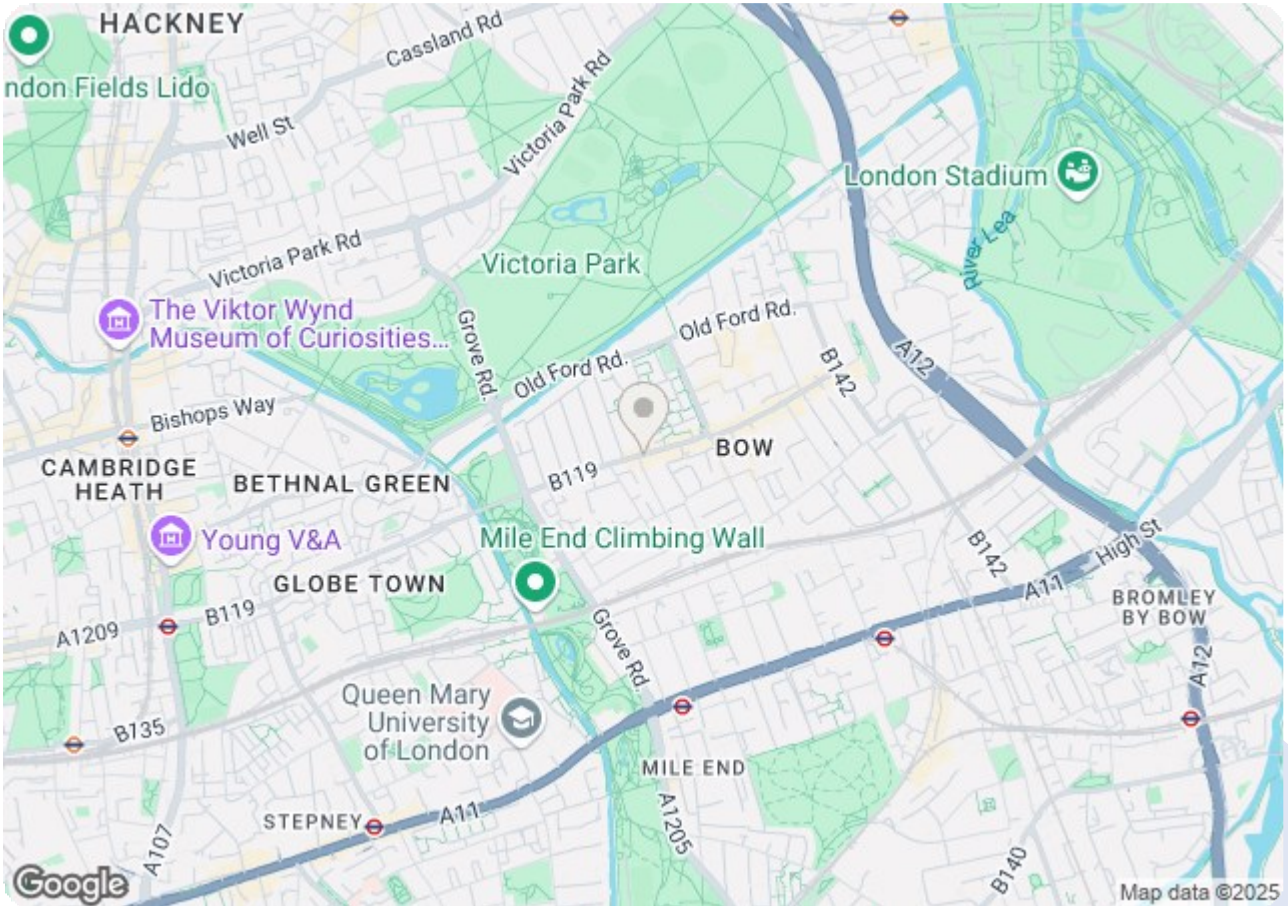
New leaseholder to cover Landlords solicitor charges (Max £3000)




Ground Floor

Approx 50 sq m / 536 sq ft

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	