

461 & 461a Roman Road, Bow, London, E3 5LX

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LLOYDS
RESIDENTIAL
TO LET

FOR SALE

Class E Retail / Leisure / Investment / Residential

1,130 sq ft / 105 sq m

Offers in excess of £550,000

Mixed commercial and residential freehold over, basement, ground and first floors with potential to extend, STTP



- Passing rents of £34,080 per annum
- Current occupational leases expiring Dec 2024
- Potential to extend, subject to obtaining the necessary planning consents
- Popular localised commercial district, serving affluent surrounds
- Proximity to Victoria Park and Olympic Park
- Within 13 minute walk of Mile End (District & Central Line services)

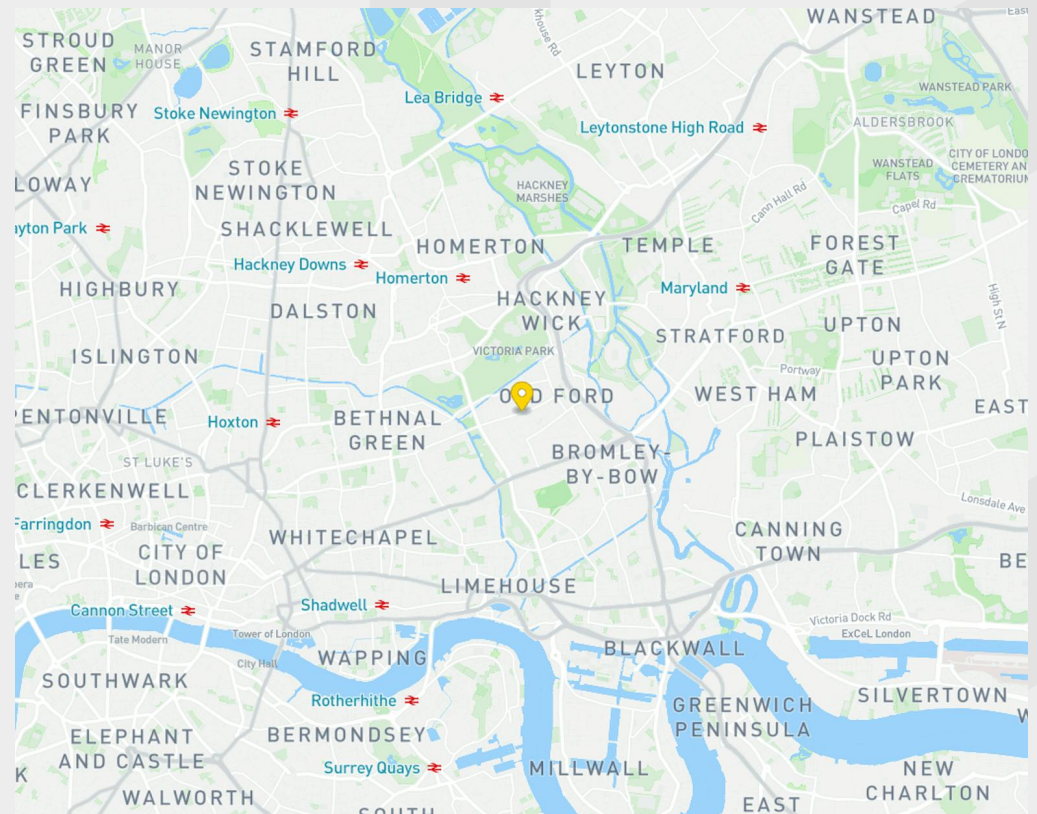


Description

The property is arranged over basement, ground and first floors. The basement and ground levels are leased to a florist on a 2 year agreement, inside the Act. The upper floor is arranged as a one bedroom apartment, let on an AST to Dec 2024. The flat is in a reasonable state of repair and well care for. Access to the residential is from the rear of the property, by way of a right of way from Ford Close. There is an outside area, currently used by the shop tenant, which could be filled in, subject to planning. There may also be scope to add a mansard, subject to obtaining the necessary consents.

Location

Situated on Roman Road, close to the market trading position of the street, with a good mixture of independent retail, eateries and bars in the vicinity. The surrounding area is largely residential off Roman Road, with Victoria Park 0.4 miles to the north. Connective transport links are good, with numerous bus routes into the City, plus Mile End (Central, Hammersmith & City and District Lines) and Bow Road Stations both within 15 minutes



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Availability
Ground - Retail	420	39.02	£15,600 /annum	Let
Basement	280	26.01	included with ground floor	Let
1st	430	39.95	£18,480 /annum	Let
Total	1,130	104.98		

Tenure

Freehold

EPC

E (52)

VAT

To be confirmed

Configuration

Upon enquiry

Contacts

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Further Information

[View on Website](#)

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