

NURSERY PREMISES TO LET – FULLY FITTED WITH LARGE OUTDOOR SPACE AND CAR PARKING

Overland Nursery, Parnell Road, London E3 2RU | Use Class E(f) / D1



DESCRIPTION ...

The property comprises a generously sized nursery set over ground floor only. The property benefits from large external space, a car park, multiple toilets and a fitted kitchen. The approximate GIA dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (GIA)	324	3,483

LOCATION ...

The property is located along Parnell Road, just off Roman Road in the heart of Bow. The property is served by several bus routes, with four services stopping directly adjacent. The property is also a 10-minute walk from Bow Church DLR and Bow Road tube station. The property is moments from Mulberry UTC secondary school and benefits from the wide range of amenities on Roman Road.

TENURE ...

The property is to be offered leasehold on an FRI basis for a term length to be agreed, granted outside of Part II of the Landlord and Tenant Act 1954.

RENT ...

Offers in the region of £90,000 per annum (plus VAT if applicable).

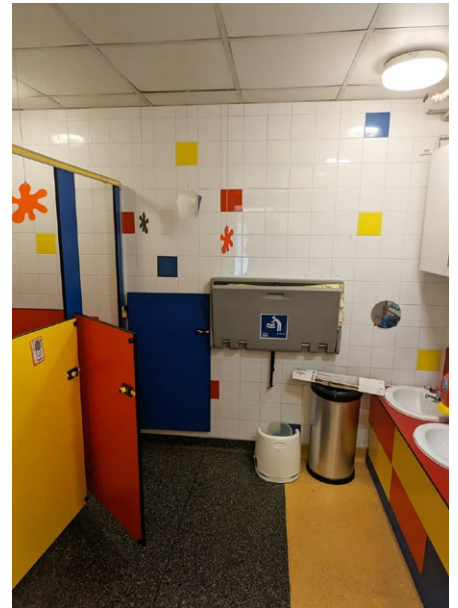
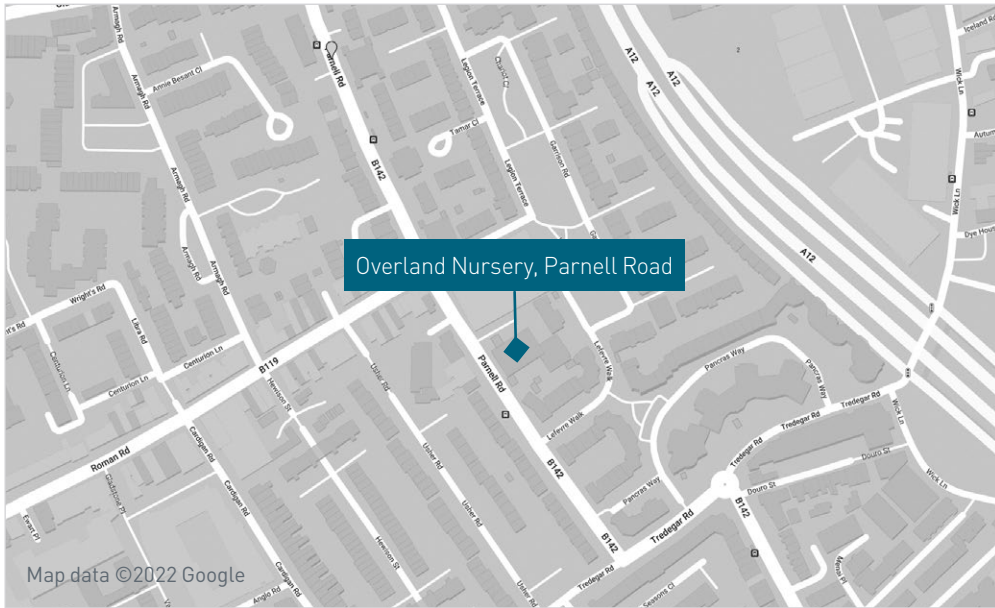
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USES ...

The property is understood to currently have Class E(f) permissions, previously operating as a day nursery under Use Class D1.



BUSINESS RATES ...

Interested parties should make their own enquiries with VOA.

LEGAL COSTS ...

Each party to pay their own legal costs.

EPC ...

EPC certificate to follow.

VIEWING ...

For further information or to arrange a viewing, email Jessical@sfpgroup.com. Alternatively, please call the details below.

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