



PER ANNUM

£22,000 Per Annum

Roman Road

London, E2 0QN

LOCATION

The unit is conveniently situated on Roman Road and is 13 minute walk (0.6 miles) from Bethnal Green Underground station, which serves the Central Line and Overground, and an Seven-minute walk (0.3 miles) from Shoreditch High Street station (Overground). The London Borough of Tower Hamlets is celebrated for its diversity and offers a wide array of cultural and leisure activities, with well-known areas such as Brick Lane, Bethnal Green Road Market, Spitalfields, and Columbia Road all within an easy walk from the Site. Additionally, the vicinity boasts numerous dining options, including a variety of restaurants, cafes, and bars along Roman Road and Bethnal Green Road.

DESCRIPTION

The property occupies the ground floor mid-terrace shopping parade. The property is currently undergoing refurbishments and benefits from floor to ceiling window displays which provides amply lighting . This Use Class E property would suit a variety of users.

ACCOMMODATION

Gross Internal Area: 292 Sq ft (27.18 Sq M)

TERMS

New Lease - terms to be negotiated

Business Rates

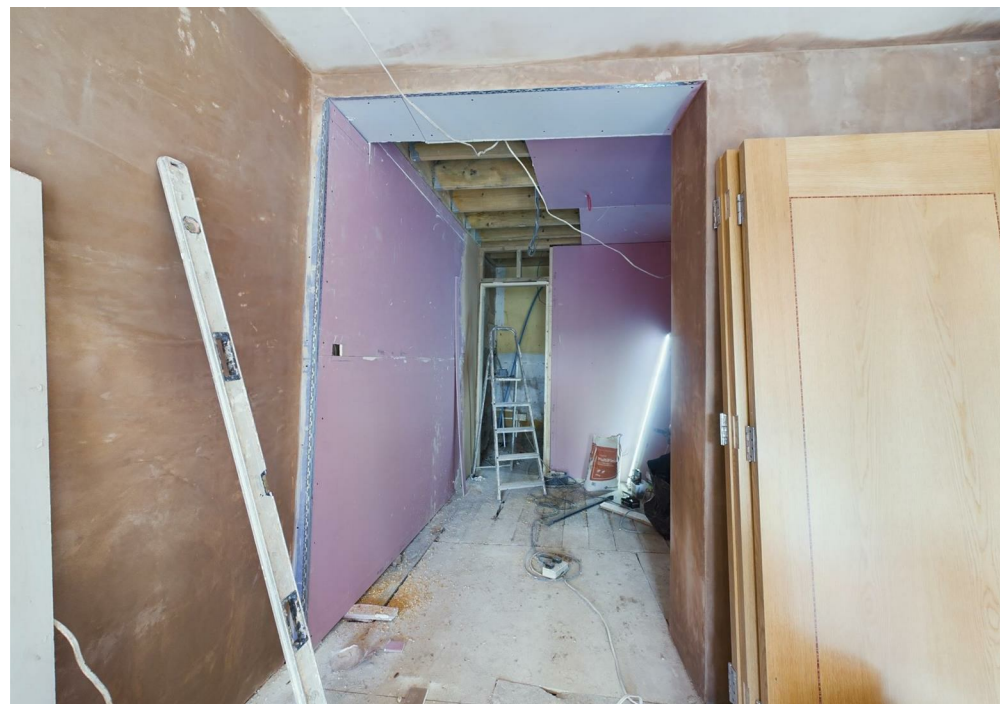
Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

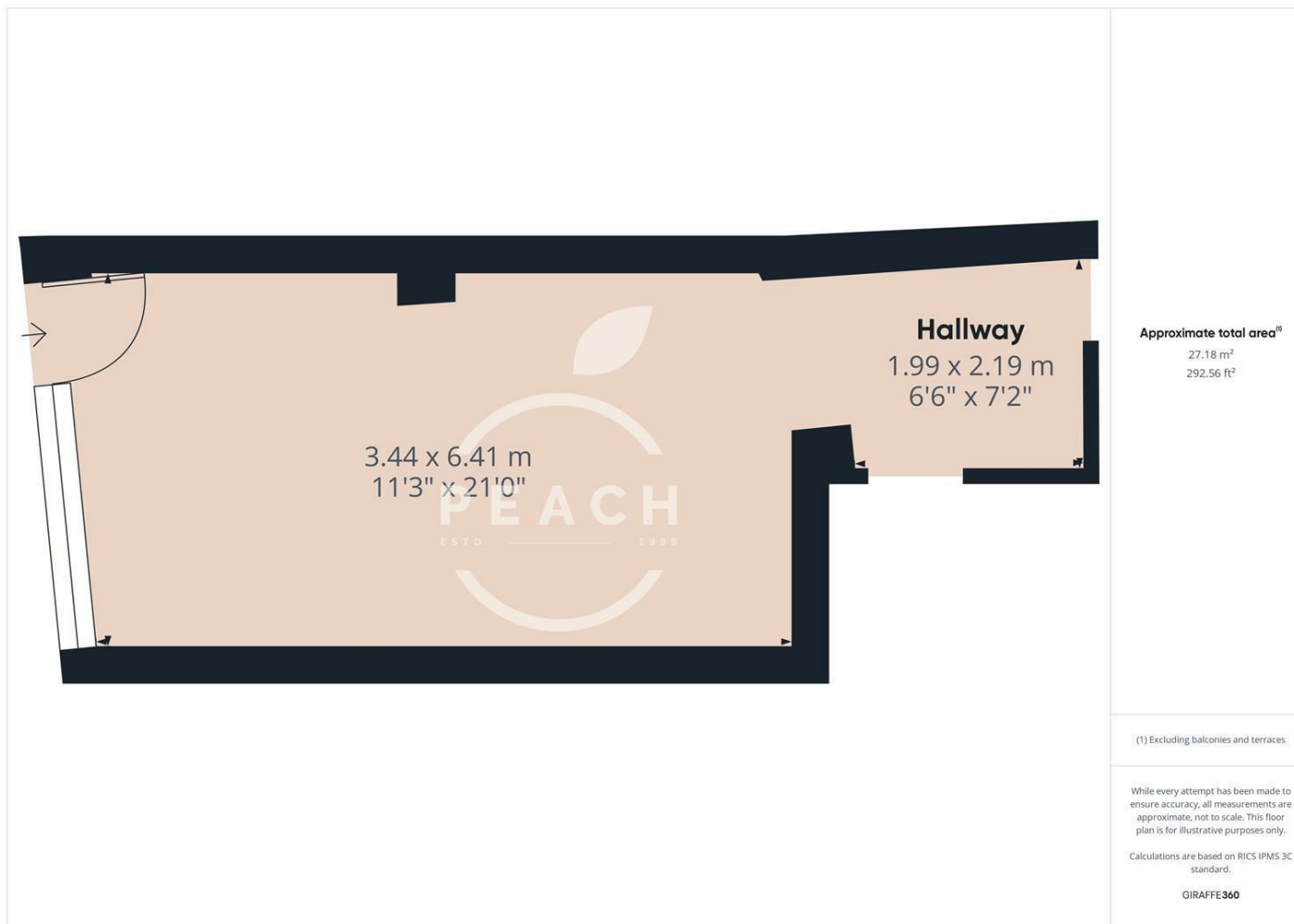
Each party bear own legal costs.

VIEWING

Strictly by appointment through Peach Properties







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

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