

ALL ENQUIRIES
RETAIL UNIT (CLASS E)
ROMAN ROAD, LONDON E3 5QS



FLEXIBLE / LONG TERM LEASES OFFERED.
APPROX. 737 SQ FT (68 SQM)

PASSING RENT - £18,000 PER ANNUM
AVAILABLE TO VIEW.

LOWER GROUND FLOOR



LOWER GROUND FLOOR



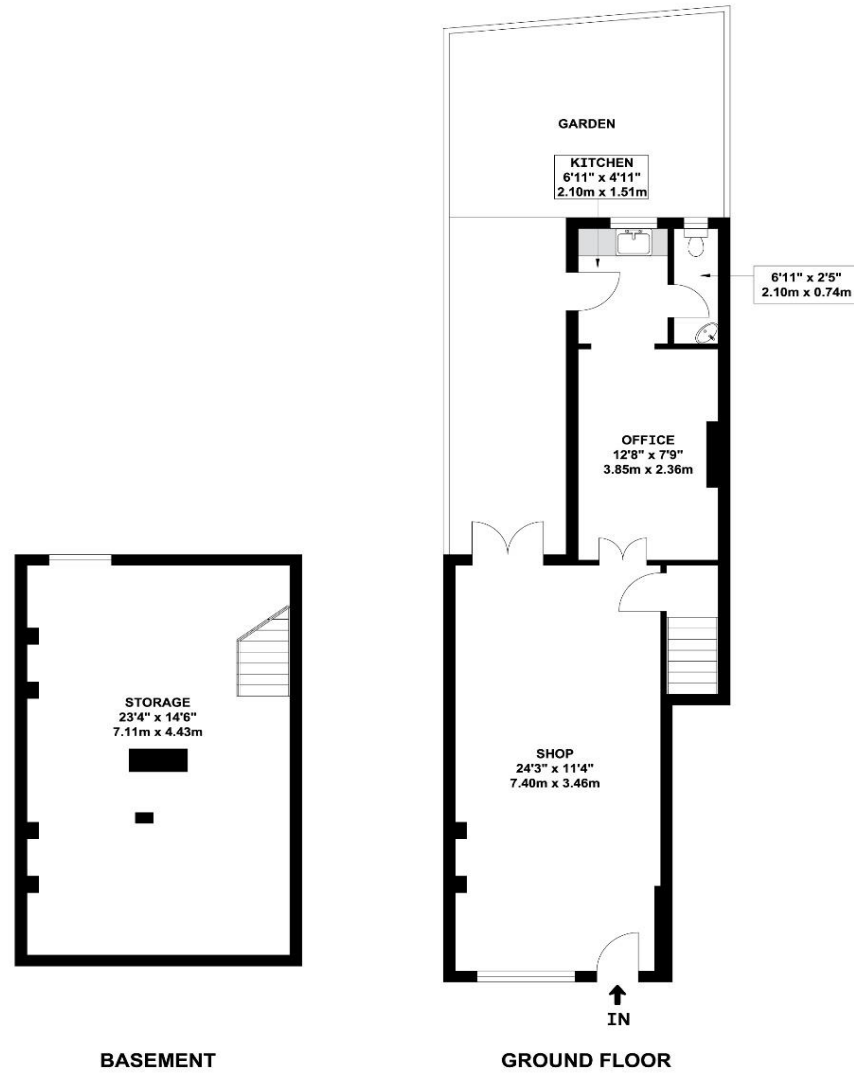
KITCHEN / SINGLE W/C



PRIVATE GARDEN



ROMAN ROAD
LONDON E3



APPROX. NET FLOOR AREA 736.57 SQ. FT / 68.43 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".

423 ROMAN ROAD, LONDON E3 5QS

The Unit

An attractive commercial retail unit currently trading as an established Dry Cleaners arranged over the ground and lower ground floors with the benefit of a private garden at the rear. Other amenities include a kitchen, single W.C and a high standard of current fixtures and fittings.

Location

The premises form part of a parade of similar independent retail units located on Roman Road (B119), close to the junction with Medway Road and within approximately 10 minutes walk to Mile End Road underground station. There are also various bus routes serving the community to all destinations including the West End and City.

Terms

An assignment or subletting for a term expiring 14th July 2031 at a passing rent of £18,000 per annum and with the existing tenant having the right to determine the lease on 15th June 2026.

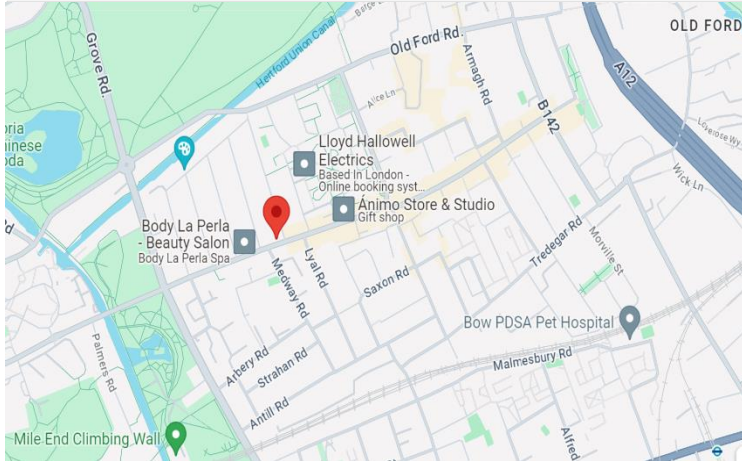
Premium

a premium of £40K is sought for the existing fixtures / fittings and goodwill of the existing business.

Alternatively, the landlord will consider granting a new lease on terms by arrangement subject to Terms and Conditions.

Legal Costs

Each party to bear their own legal costs in this matter.



Location

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Term

Assignment / Subletting of the whole only. Alternatively, a new lease offered on terms by arrangement.

Specifications

- ❖ Wood flooring (Ground)
- ❖ Tiled Flooring (Lower Ground)
- ❖ Suspended ceiling
- ❖ Electric heating
- ❖ Kitchen
- ❖ Single W.C
- ❖ Private Garden
- ❖ Excellent decorative condition

Service Charge

Re-charge of buildings insurance only. Approx. £260 per annum.

Passing Rent

£18,000 per annum exclusive of all outgoings

Business Rates

Rateable Value for the year 2023/24 is approximately £12,500 per annum. Therefore the rates payable is approximately £6,300 per annum.

VAT

VAT is NOT applicable.

EPC

Rating – C = 70

Floor Area

First Floor 737 sq ft (68 sqm)

Further Details

Ian Lim

E: ian@limcommercial.com

www.limcommercial.com

Tel: 07885 912 982