



TO LET

**530 Roman Road,
London, E3 5ES**

545 sq ft

**Boutique Ground Floor
Unit Retail Unit in Bow E3**



VIDEO TOUR

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Description

Ideal retail/office location on the busy and diverse Roman Road. The unit is located in a parade with a mix of independent retail occupiers, close to Costa Coffee.

Presented in good condition and with an extensive prominent frontage, the unit offers ground floor accommodation of 545 square feet. The current tenant is a beauty salon and the unit is configured as a reception area and treatment rooms.

Rent £35,000 per annum exclusive, the rent is subject to VAT. A new lease will be available direct with the landlord with flexible lease terms available. All leases are subject to a three month rent deposit and rent paid quarterly in advance.

Location

Located on the junction of Roman Road and William Place, close to the junction with St Stephens Road. Bow Road DLR Station and Mile End London Underground Stations are both within fifteen minutes walk of the unit.

Key points

- Rent £35,000 per annum
- Total unit space - 545 square feet
- Flexible lease terms - previously trading as a beauty salon
- At the junction of Roman Road and William Place
- Prominent wide frontage & established retail location
- Currently configured as reception area and treatment rooms





Rents, Rates & Charges

| | |
|----------------|-------------------|
| Lease | New Lease |
| Rent | £35,000 per annum |
| Rates | £20.04 per sq ft |
| Service Charge | On application |
| VAT | Applicable |
| EPC | D (77) |

Viewing & Further Information



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