



Retail Unit TO LET

530 Roman Road, London, E3 5ES

545 SQ FT (51 SQ M.)

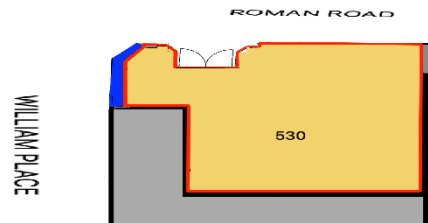
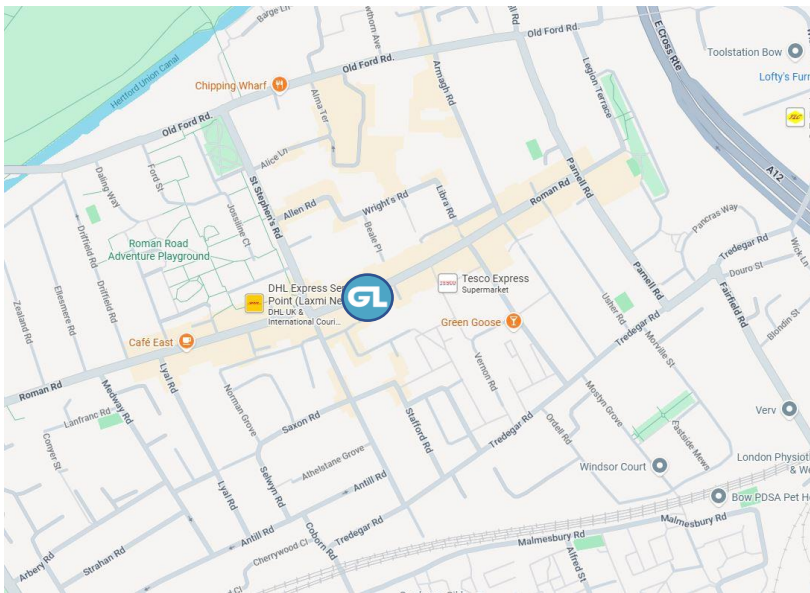
Location: Set within a busy parade in the heart of Bow, the property benefits from strong daily footfall generated by local residents, nearby independent shops, cafés and the long-running Roman Road market. Excellent transport links including close proximity to Mile End and Bow Road stations, along with multiple bus routes make the location easily accessible for both shoppers and commuters.

Description: An ideal retail or office opportunity on the busy and diverse Roman Road. The premises are positioned within a popular parade featuring a range of independent occupiers and national brands, situated close to Costa Coffee. The premises are currently occupied by a beauty salon, the property benefits from a prominent, wide frontage and is presented in good condition. There is an open area with reception and three smaller treatment rooms and a large WC. This unit offers an attractive opportunity for retailers or service operators seeking a visible and well-connected high-street presence in a lively East London neighbourhood.

- GL GOOD LOCATION**
- GL NEW LEASE**
- GL WIDE FRONTAGE**

- GL STRONG FOOTFALL**
- GL NO PREMIUM**
- GL AVAILABLE IMMEDIATELY**

[CLICK HERE FOR A VIRTUAL TOUR OF THE PROPERTY](#)



TENURE: Leasehold

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £35,000 per annum

SERVICE CHARGE: TBC.


VAT: VAT is applicable.

EPC: The NDEA EPC for this property is 'TBC'.

RATES: TBC

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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