



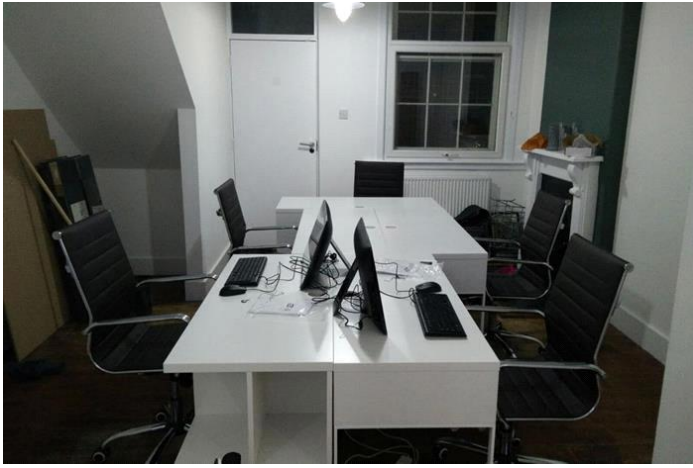
ROMAN ROAD, LONDON

£25,000 Leasehold

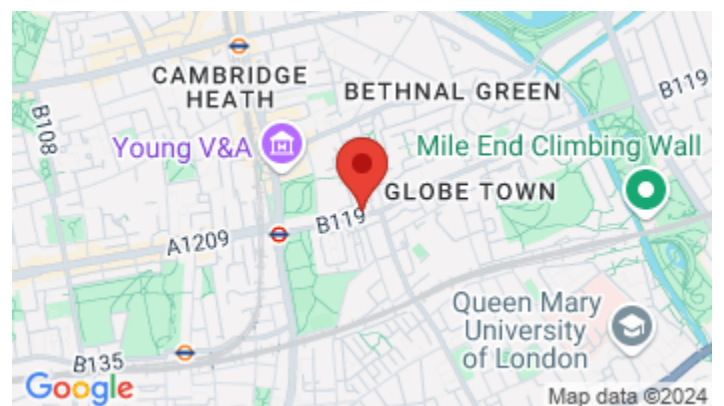
A commercial lock up shop/office/cafe situated over 2 floors to include the basement. Located a minute from Bethnal green Central line tube station on Roman road, top of Bethnal Green Rd. Currently being used as an Estate Agency office but may be used as a coffee shop or other use subject to change

A commercial lock up shop/office/cafe situated over 2 floors to include the basement. Located a minute from Bethnal green Central line tube station on Roman road, top of Bethnal Green Rd. Currently being used as an Estate Agency office but may be used as a coffee shop or other use subject to change of use.
£25k Premium rent of £1800 pcm or £21600 per annum. Full details and plans to follow

Tenure: Leasehold (5 years)
Ground Rent: £10 per year
Service Charge: £0 per year
Lease to be negotiated



ROMAN ROAD, LONDON
£25,000 Leasehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.