

Freehold Building comprising a lock up shop and 1 Bedroom First Floor Flat with potential for redevelopment, subject to planning.



Roman Road , Bow

London , E3

Freehold Lock up shop with separate flat

Modernisation required

Suitable for re-development Subject to Planning

Popular Location

£298,000

Look Property Services (Bow)

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Roman Road , Bow E3

SITUATION

The property is located on Roman Road close to the junction of Grove Road. A busy pedestrian passing trade. Mile End station and frequent buses allow simple access to The City and Docklands.

DESCRIPTION

Freehold commercial lock up shop with separate access first floor flat above located on Roman Road. Both premises require some modernisation and subject to planning may have potential for further development.

At present the residential flat is occupied by a tenant, however the property will be sold with vacant possession.

Current Commercial EPC Asset Rating: C (64)
Potential Commercial EPC Asset Rating: B (50)

TENURE

Freehold

Room sizes provided by EPC Assessor

Storage

19'8 x 13'10 6.0m x 4.2m

Hallway

13'10 x 12'6 4.2m x 3.8m

Storage 2

19' x 6'3 5.8m x 1.9m

Hallway 2

19' x 7'7 5.8m x 2.3m

Open Space Retail Area

24' x 13'10 7.3m x 4.2m

GENERAL INFORMATION

LOCAL AUTHORITY

London borough of Tower Hamlets

VIEWING

Strictly by appointment with Look Property Services. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE

Look Property Services, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Look Property Services have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC FOR RESIDENTIAL FLAT

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G	6	35	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	