

# For Sale

# Look

Freehold shop investment For Sale with a two bedroom self contained flat above. Shop currently let on a monthly lease generating £10,800 per annum. The premises can be sold with vacant possession.



## Roman Road , Bow

London , E3

Freehold Shop Premises  
Two Bed Split Level Flat Above  
Superb Trading Position  
Great Investment Opportunity

**£385,000**

## Look Property Services (Bow)

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Bow  
London E3 5QR

### Telephone

020 8981 9999

### Fax

020 8981 0999

### Email

sales-e3@lookproperty.co.uk

## **Roman Road , Bow E3**

### **SITUATION**

Located in a excellent trading position near the commencement of The Roman Road Market.

### **DESCRIPTION**

Freehold shop investment for sale with a two bedroom self contained flat above. Shop currently let on a monthly lease generating £10,800 per annum. The premises can be sold with vacant possession.

### **TENURE**

Freehold

### **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.

Energy Efficiency Rating		Current	Potential
<input type="checkbox"/> Very energy efficient - lower running costs			
(92-100) A		✘	✘
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<input type="checkbox"/> Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<input type="checkbox"/> Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A		✘	✘
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<input type="checkbox"/> Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	