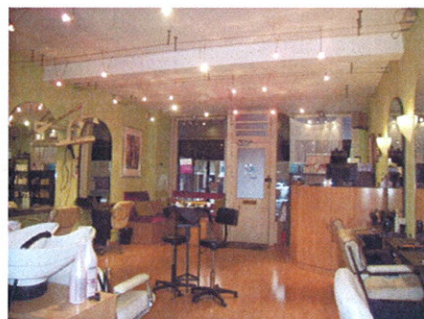


A rare opportunity to acquire a freehold commercial terraced shop with upper parts in the popular Roman Road.



Roman Road , Bow

London , E3

Freehold Commercial Terraced Shop With Upper Parts
Subject To Planning Consent, Possibility To Convert The Upper Parts Into Residential
Rear Garden
Prime Location

£340,000

Look Property Services (Bow)

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Roman Road , Bow E3

SITUATION

Located on Roman Road, close to the junction of Grove Road in this busy and improving location both commercially & residentially. Mile End tube station is approximately 0.6 miles walking distance with Victoria Park being a stones throw away from the premises.

DESCRIPTION

A rare opportunity to acquire a freehold commercial terraced shop with upper parts in the popular Roman Road. The premises comprise of ground floor area of approximately 685 square feet of shop floor space, conservatory, staff room & kitchen area with a well maintained rear garden. Upper parts comprise of 4 separate rooms currently used as beauty rooms with separate WC with an overall approximate floor space of 544 square feet. Overall approximate size of 1230 square feet in total. Ample space for conversion into separate dwelling for one bedroom flat. * Subject to obtaining necessary planning consent and change of shop front for separate entrance for commercial and residential dwelling.

TENURE

Freehold

GENERAL INFORMATION

LOCAL AUTHORITY

London borough of Tower Hamlets

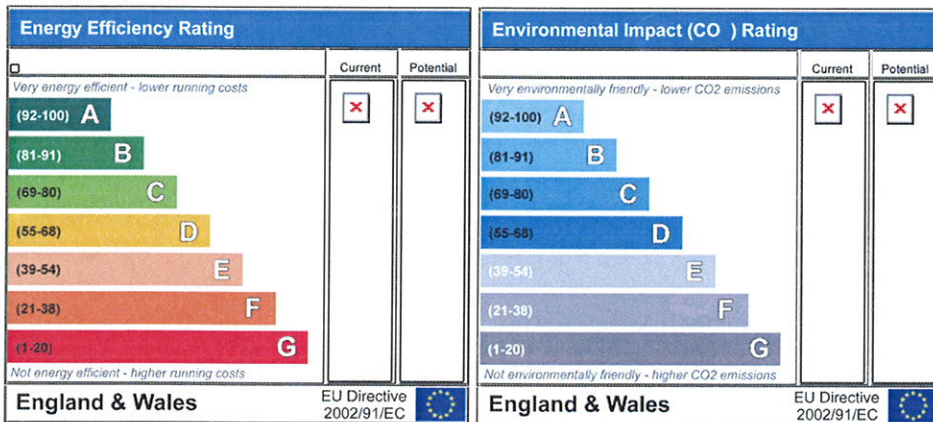
VIEWING

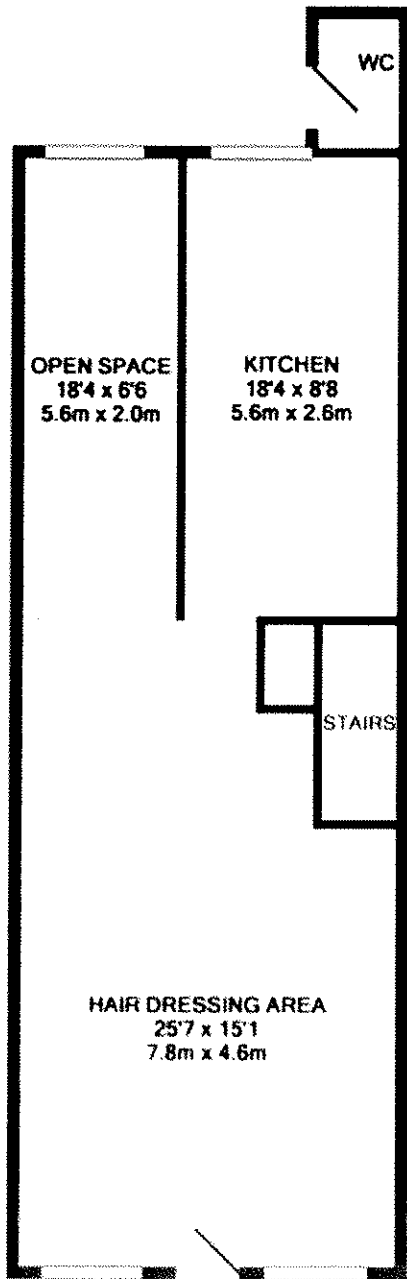
Strictly by appointment with Look Property Services. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE

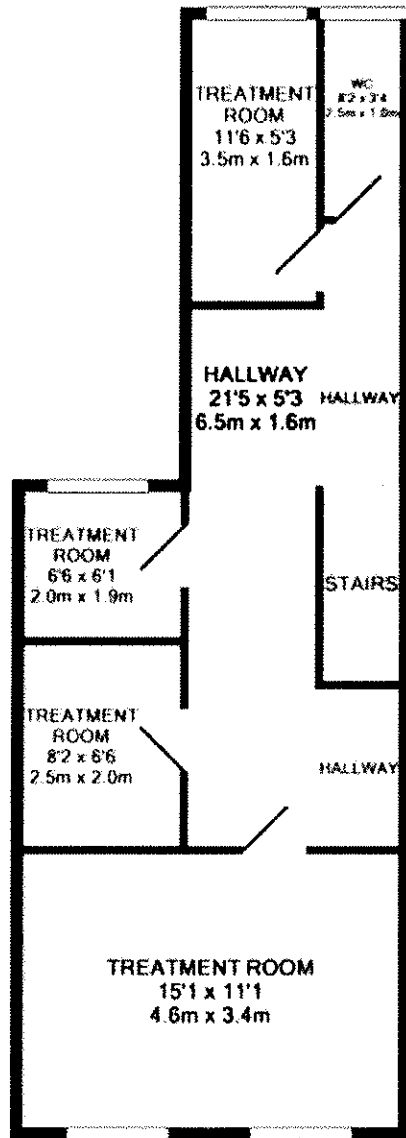
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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, 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.





GROUND FLOOR
APPROX FLOOR
AREA 685 SQ FT
(63.7 SQ M)



1ST FLOOR
APPROX FLOOR
AREA 544 SQ FT
(50.6 SQ M)

385 ROMAN ROAD E3 SQR
TOTAL APPROX FLOOR AREA 1230 SQ FT (114.2 SQ M)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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