

GVA

An **APLEONA** company

To Let

189 ROMAN ROAD,
LONDON E2 0QY



For further information or an appointment to view please contact:

Ed Gidney

T: 0117 988 5331 | M 0793 256 0195

E: edward.gidney@gva.co.uk

Description

The Premises comprise a ground floor lock-up shop within a neighbourhood area situated beneath a 7-storey residential block. There is a shop floor, kitchen area and WC. The shop is located on Roman Road along with many convenience stores, and fast food restaurants

The Subject Property is well located for bus services and is approximately 10 minutes' walk from Bethnal Green Underground Station providing transport around London on the Central Line and the District Line. Stepney Green Underground station is a 10-15 minute walk away providing transport around London on the District Line and the Hammersmith & City Line.

Accommodation

Available Unit(s)	Size (sq ft)
Ground Floor	575
Total	575

Rent

The rent sought for this property is **£16,100 p.a.**

Lease

The property would be offered to the market to be let for a period of 10 years and outside the security of tenure and compensation provisions of the 1954 Landlord & Tenant Act.

Business Rates

We understand that the property is currently assessed as A1 premises and its rateable value is £15,250. The rate payable based on the Non-Domestic Rate Multiplier (0.466) is £7,106.50

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

EPC

An Energy Performance Certificate can be made available

VAT

VAT, if applicable, will be charged at the standard rate

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Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

68 This is how energy efficient the building is.

D 76-100

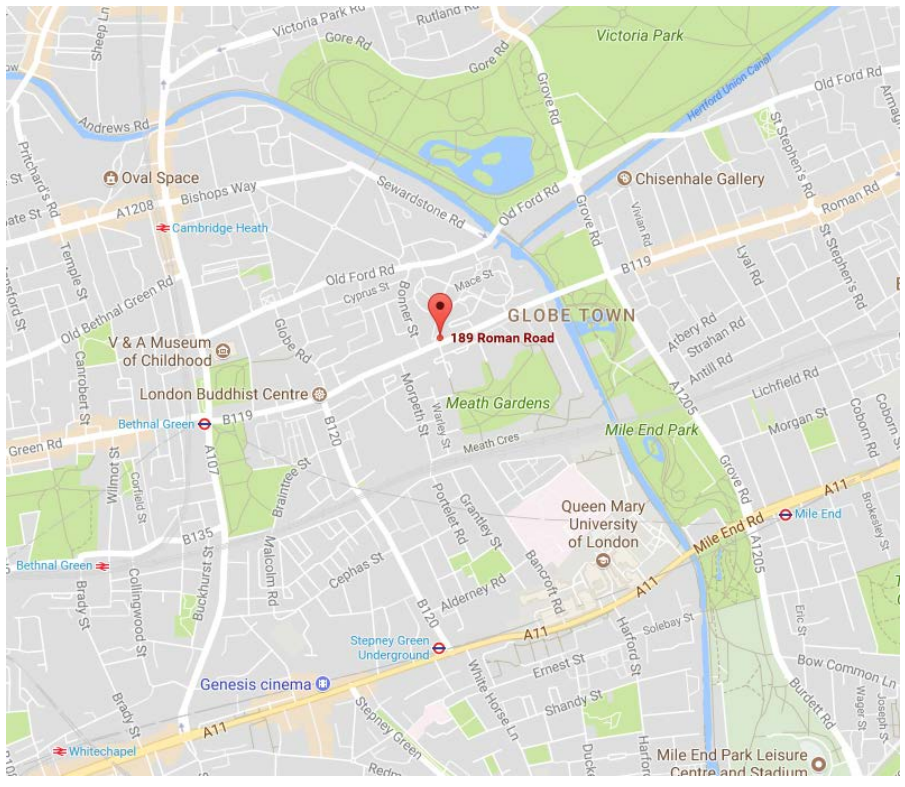
E 101-125

F 126-150

G Over 150

Less energy efficient

Location



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