

Commercial Investment FOR SALE

Shop & 3 Flats

422 Roman Road,
Bow, London E3 5LU

- Prominent Position
- Fully Rented
- Scope to increase rents
- Freehold
- Attractive Investment
- Total income £77,100 pax



Location

The property is situated on Roman Road within a parade of retail units that serve the highly populated local community. There is a good mixture of retailers, restaurants and bars close by along with many residential houses and flats. Victoria Park is approx. 0.5 miles away, transport links are excellent too, having various bus routes along Roman Road along with Mile End (Central, hammersmith and City and District Lines) and Bow Road (Hammersmith & City and District Lines) stations are located approx. 0.7 miles away.

Description

The property comprises a ground floor shop trading as a Dessert Parlour, self-contained flat on the ground floor arranged as 3 ensembles bedrooms with a kitchen/Diner, 2 beds flat on the 2nd floor and studio on the top floor.

Schedule of tenancies and approximate gross internal areas below: -

422 - Shop - tenanted

Ground floor	21.18 m2	234.65 sq. ft
Basement Office	14.93 m2	160.71 sq. ft
Total Area	36.11 m2	388.68 sq. ft

Shop Lease

The shop is rented to Sugar Snacks Dessert paying **£14,400 pax** for a term of 10 years from October 2017 with no further rent reviews.

422a 1st floor Flat – Rented as an AST exp 7th Sept 2023 at £1595.00 pcm (net to LL) £1425.00

Arranged as a 2-bed flat (46 m2 / 495.14 sq. ft) 0 comprising, 2 bedrooms, bathroom and kitchen/diner.

422b Ground floor flat – Rented as an AST until 31st Oct 2025 at £2,600 pcm

Arranged as HMO (65 m2 / 700 sq. ft) having 3 double Bedrooms all ensuite and a separate Kitchen/Diner.

422c Top floor flat – Rented as an AST exp 15th June 2023 at £1200 pcm

Arranged as a studio flat (40m2 / 430 sq. ft) with separate kitchen and bathroom

Total income for Shop & Flat - £77,100 pax

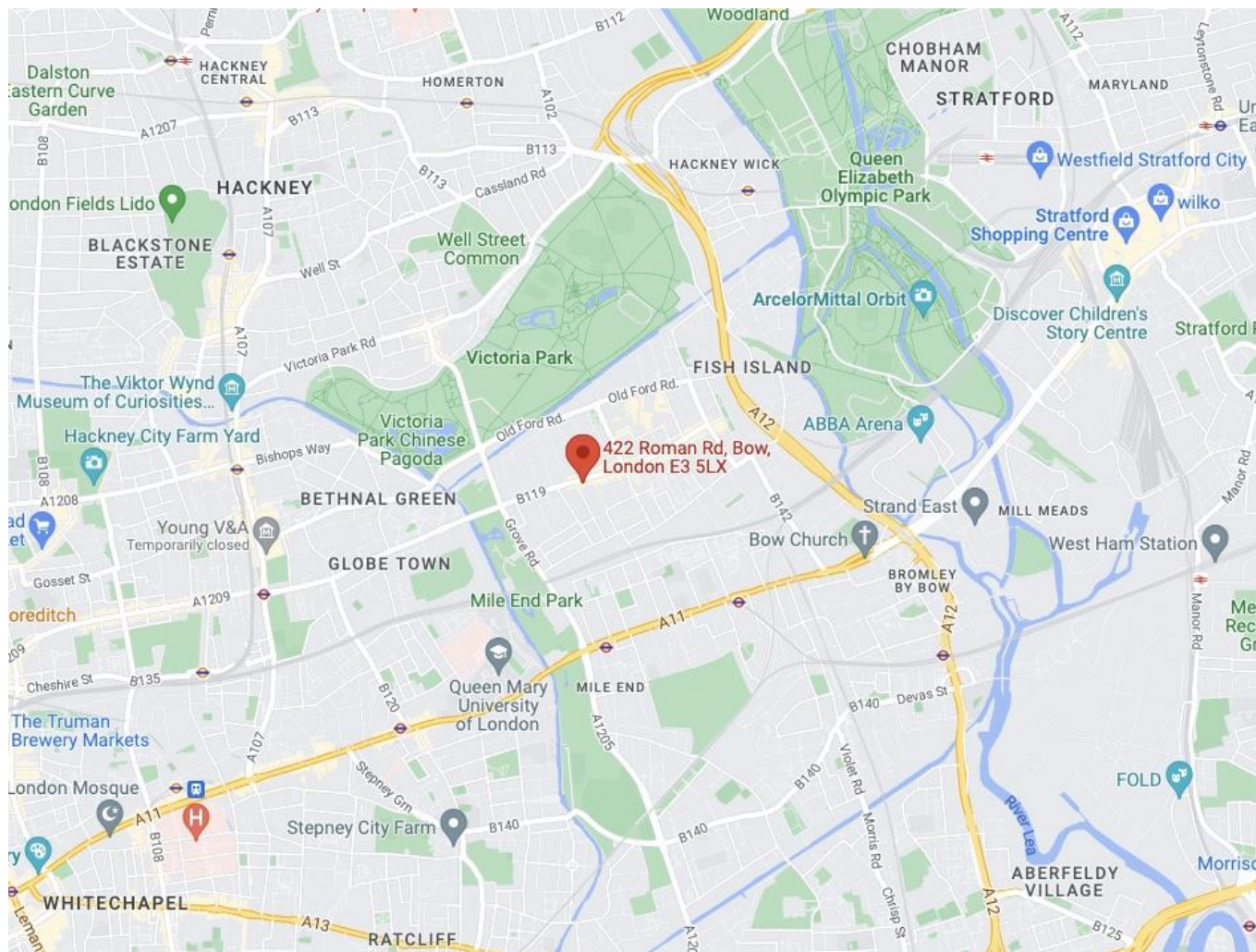
(Photos available upon request)

Tenure

Freehold

Price

Offers are sought in the region of **£1,500,000**, subject to contract.



Legal Costs:

Each party to pay their own cost.

EPC's

Available upon request

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks.

Viewing strictly by appointment via sole agents

Jason Grant

T: 020 8506 9900

D: 020 8506 9905

E: jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900