

Great opportunity to acquire this quirky commercial premises on the busy and trendy Roman Road. Close to a host of transport links and amenities of Bethnal Green. It has great potential of outdoor space and basement. Call today for further information regarding this exciting opportunity.

## Key features

- No Premium
- A1 Use
- Alcohol License (Limited hours)
- Courtyard
- Available Now
- Quirky Finishes
- High Ceilings
- 5 years lease- with option to renew

Guide Price £1600 - £1900 PCM.

This quirky space offered approx 650 sq feet over two floors 330 sq ft for ground and 320sq ft for lower ground, original floorboards with black ash finish giving a raw rustic look, large windows, some sash adding to the charm and character of this light and airy space.

Courtyard offers outdoor seating. With no premium along the busy Roman Road, makes this ideal for any new business.

Shell no fixtures and fittings. Has alcohol License.

Upstairs

21'05 x 9'38

14'51 x 8'47

Bathroom WC

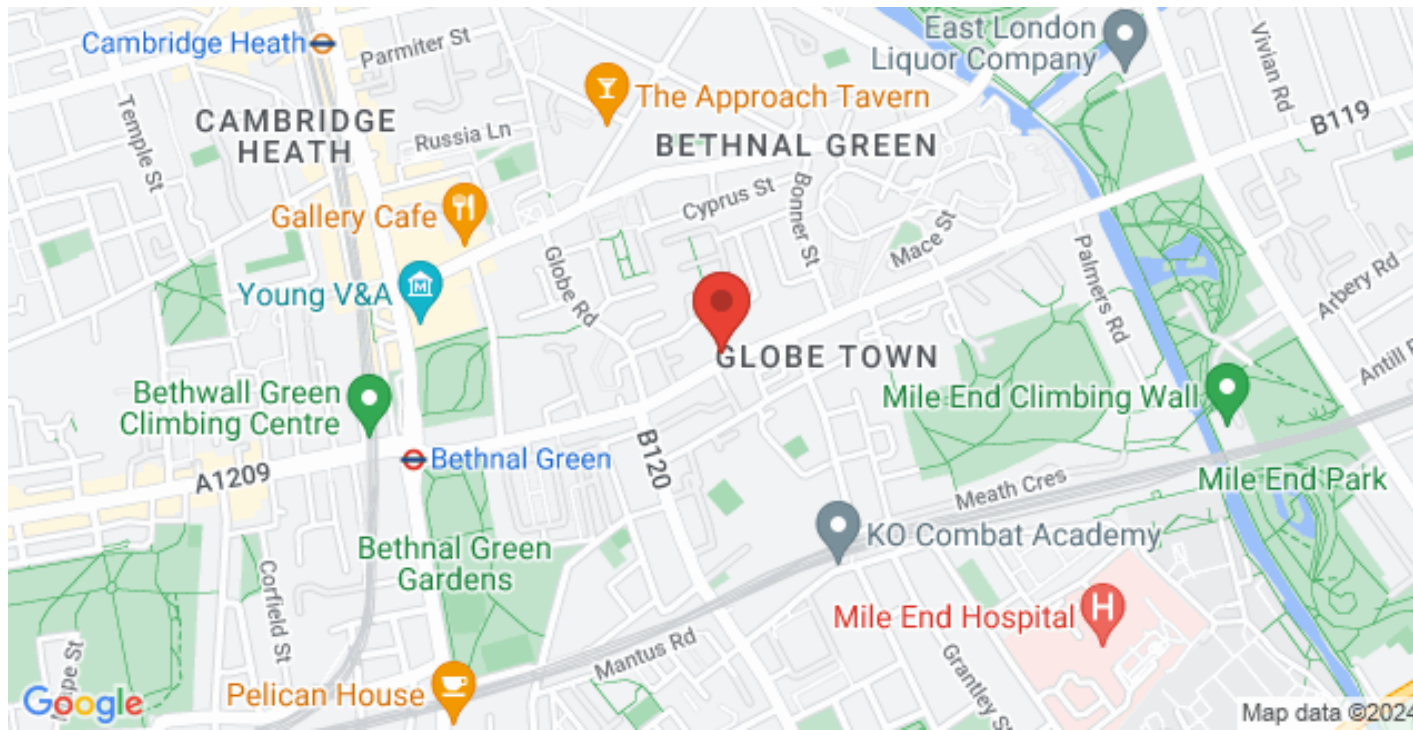
Downstairs Courtyard

Roman Road, London E2

Guide Price: £1,600 - £1,900 PCM

 2  1

 1



🚗 2 🚶 1 🚗 1 🚶 1

## Roman Road, London E2

☎ 020 3422 2333 ☎ 020 3422 2333

✉ hello@estateology.com

📍 25 Roman Road, Bethnal Green, London, E2 0HU

📍 29th Floor, One Canada Square, Canary Wharf, London, E14 5DY

© 2024 Estateology Company registration no. 9628198. Registered office: 555-557 Cranbrook Road, Gants Hill, Ilford, Essex, IG2 6HE

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.