

522-524 Roman Road,  
Bow, London E3 5ES  
Freehold Retail and Residential Investment

Lot 3

£38,000 per annum  
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
524 (Unit 1)	Ground	Retail	129.13 sq m	1,390 sq ft	INDIVIDUAL t/a Fair Price Cash & Carry	20 years from 03/03/2005	£24,000	(02/03/2025)
522 (Unit 2)	Ground	Retail	43.29 sq m	466 sq ft	INDIVIDUALS t/a Five Star Nails Beauty Salon	9 years 10 months approx from 05/10/2007	£13,600	(12/08/2017)
Flats 1, 2, 3, & 4	First & Second	Residential	Not measured		INDIVIDUALS (1)	Four separate leases for a term of 125 years from 24/03/2002 until 24/03/2127	£400 (2)	24/03/2027 and 25 yearly (3)
Total Commercial Area:			172.42 sq m	1,856 sq ft	£38,000			

(1) The seller has served a notice on the residential tenants, pursuant to Section 5B of the Landlord and Tenant Act 1987.

(2) Each lease provides a rent of £100 p.a.x.

(3) The rent for each flat will increase to £125 p.a. in 2027 and then by £50 p.a. at each subsequent review

Key Details

- Two retail units located on historic and bustling market street
- Popular East London suburb
- Unit 524 let until 2025 (no breaks)
- Nearby occupiers include Costa, Ladbroke's and Superdrug

On behalf of Major Asset Managers

Location

Miles: 2.7 miles east of the City of London

Roads: A11, A12

Rail: Bethnal Green, Mile End and Bow Road

Underground Station. Bow Church DLR

Air: London City Airport

Situation

Bow is a popular East London suburb which lies less than 3 miles east of the City of London, adjacent to the Queen Elizabeth Olympic Park at Stratford. The property is located on Roman Road, a historic and bustling market street which hosts its famous markets three times a week. Roman Road is within close proximity of Mile End and Bow Road Underground stations (Hammersmith & City and Central Lines) as well as Bow Church DLR. Nearby occupiers include Costa, Ladbroke's and Superdrug as well as a number of independent retailers.

Description

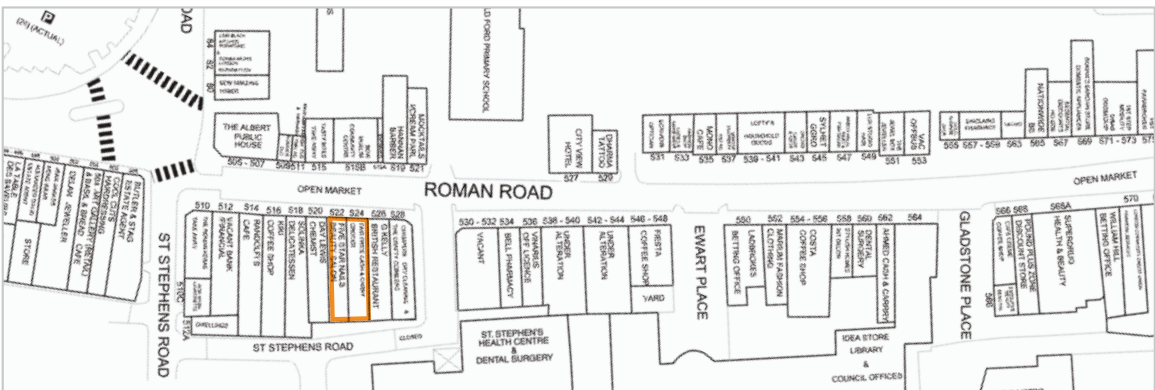
The property comprises two ground floor retail units with four self-contained residential flats arranged over first and second floors which have been let on long leases.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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