



VANDERWALD

FOR SALE

170 Roman Road

London, E2 0RY



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Key Features:

- Long Lease until 25/12/2113
- Commercial premises being used as a pub
- Current rent reserved is £27,000 going up to £30,000 in under three years.
- Shop let until 2038
- Total accommodation approx 218 sqm (2,346 sqft)
- Price: £315,000
- Not subject to vat

Description:

We are happy to bring to market an excellent investment opportunity. 170 Roman Rd is a mixed-use property, comprising a shop at ground floor and basement (218 sqm) and 2x 2 bedroom flats above.

For sale is the ground floor and basement which is currently let to Daniel and Mitch Ltd who are trading a pub. The agreed rent until October 2026 is £27,000 and then rising to £30,000 until October 2028. From that point on it will be in accordance with upwards only rent reviews every 3 years until 2037.

The sale is for a long lease until 25/12/2113, approximately 89 years. Tower Hamlets Council is the freeholder.

Location:

The property is in Bethnal Green, a very popular area with many parks and points of interest. The property occupies a prominent corner on Roman Road and Smart Street, with the shop having frontage on both roads.

Roman road is a busy local road with broad pavements and many shops and eateries. The premises is 0.5 miles from Bethnal Green Station and less than a mile from Stepney Green station. It is flanked by Meath Gardens, and short walk from Victoria Park. It is also near Queen Mary University.

Occupiers close by include Post Office, Greggs, The Plaza Hotel and others.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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