

## 361A Roman Road

Globe Town, London, E3 5QR

**Secure self-contained retail / office unit To Let on Roman Road with flexibility for most Class E uses - NO COOKING**

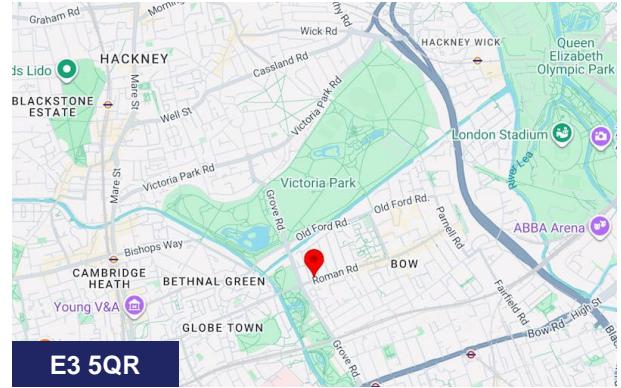
**531 sq ft**  
(49.33 sq m)

- Self-contained premises
- Good visible frontage to Roman Road
- Zero Business Rates for Small Businesses

# 361A Roman Road, Globe Town, London, E3 5QR

## Summary

Available Size	531 sq ft
Rent	£15,000 per annum
Rateable Value	£7,100 Based on 2026 Valuation - Zero currently payable under Small Business Rates Relief
Legal Fees	Each party to bear their own costs
EPC Rating	E (109)



## Description

This self-contained business unit has a shop front to Roman Road with a door and large windows and an electric security shutter. The bright ground floor area is open plan currently with a serving counter in place and benefits from a further window to the rear and stairs leading down to the larger open plan basement area. There is also a private W.C. The last occupation was as a tech repair shop but our clients are open to other Class E uses with the exception of any cooking use requiring extraction.

## Location

The shop is located on the north side of Roman Road, between the junctions with Kenilworth Road and Vivian Road, and close to the main crossroads with Grove Road, with good public transport and road connections. There are the open spaces of Victoria Park and Mile End Park and the meeting of the Grand Union and Hertford Union Canals close by. Stations within walking distance include Bethnal Green Overground, Bethnal Green Underground and Cambridge Heath and the area is very well-served by buses.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	188	17.47	Let
Basement - Basement	343	31.87	Let
<b>Total</b>	<b>531</b>	<b>49.34</b>	



## Terms

A new lease, the terms of which are negotiable.

## Initial Rent

£15,000 per annum exclusive.

## Business Rates

The Valuation Office Agency website lists the April 2026 Rateable Value at £7,100. For those who qualify for Small Business Rates Relief there would currently be no Business Rates to pay. For others, Retail Hospitality and Leisure Relief and/or Transition Relief may apply. Interested parties should make their own enquiries to the London Borough of Tower Hamlets.

## Viewing & Further Information



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