



**461 & 461a Roman Road, Bow, London,
E3 5LX**

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**Mixed commercial
and residential
freehold over,
basement, ground
and first floors with
potential to extend,
STTP**



- Total passing rents of £36,000 per annum
- Commercial lease holding over from Dec 2025
- Potential to extend, subject to obtaining the necessary planning consents
- Popular localised commercial district, serving affluent surrounds
- Proximity to Victoria Park and Olympic Park
- Within 13 minute walk of Mile End (District & Central Line services)

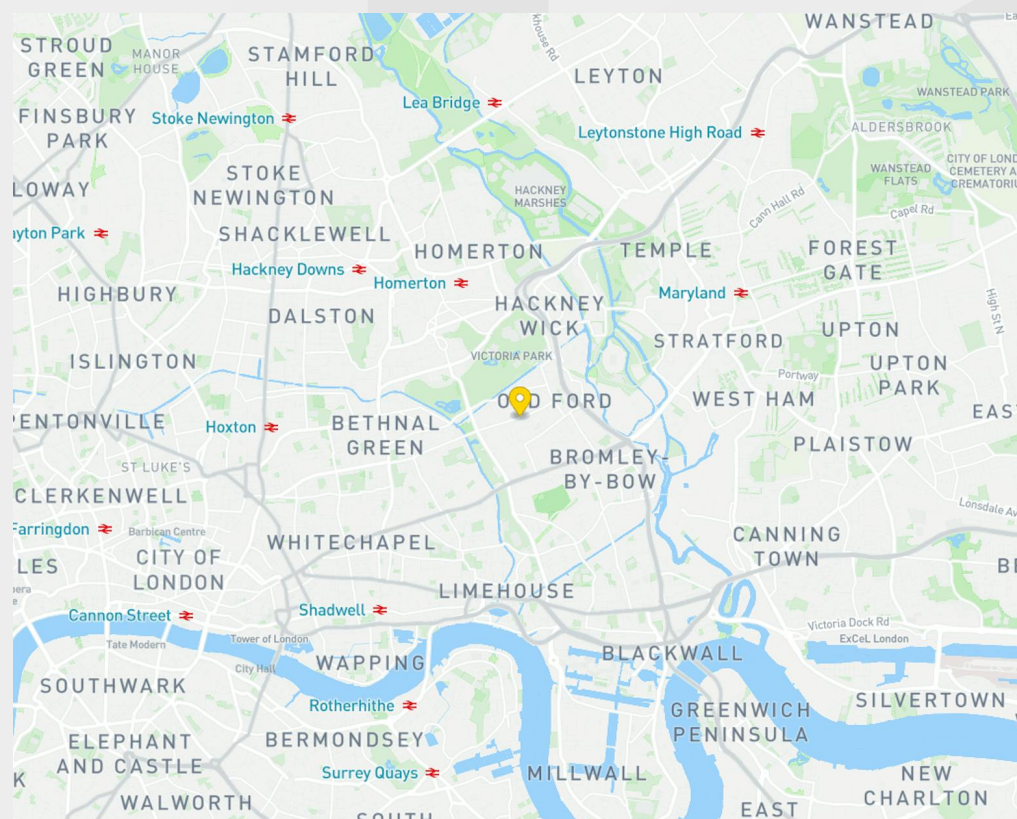


Description

The property is arranged over basement, ground and first floors. The basement and ground levels are leased on a 1 year agreement, inside the Act, holding over since Dec 2025. The upper floor is arranged as a one bedroom apartment, let on an AST to Dec 2025, now periodic. Access to the residential is from the rear of the property, by way of a right of way from Ford Close. There is an outside area to the rear, which could be filled in, there may also be scope to add a mansard, subject to obtaining the necessary consents.

Location

Situated on Roman Road, close to the market trading position of the street, with a good mixture of independent retail, eateries and bars in the vicinity. The surrounding area is largely residential off Roman Road, with Victoria Park 0.4 miles to the north. Connective transport links are good, with numerous bus routes into the City, plus Mile End (Central, Hammersmith & City and District Lines) and Bow Road Stations both within 15 minutes walk.



Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	EPC	Availability
Ground - Retail	Retail	420	39.02	£15,600 /annum	-	Let
Basement	Class E Retail / Leisure	280	26.01	included with ground floor	-	Let
1st	Residential	430	39.95	£20,400 /annum	E (52)	Let
Total		1,130	104.98			

Tenure

Freehold

EPC

E (52)

VAT

To be confirmed

Configuration

Upon enquiry

Contacts

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk

Jamie Smith
07870 850 097
jamie.smith@strettons.co.uk



Further Information

[View on Website](#)

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