

54/56 Barking Road
East Ham, London E6 3BP
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Website: www.mcdowalls.com

49 Roman Road, Bethnal Green, E2 0HU



Offers in excess of £1,600,000

49 Roman Road, Bethnal Green, E2 0HU

49 ROMAN ROAD E2

*** OFFER IN EXCESS OF £1.5 Million ***

McDowalls are proud to present to the market this mixed use building laid out over 4 floors. Located on the Roman Road its a stones throw from Bethnal Green Tube Station & is ideally located for a modern business and investors alike.

Separate entrances for the basement / commercial & the two uppers floors (3 in total).

1000 Sq Ft in total

Commercial
Let under licence at £30,000pa
RV - £14,000
CEPC - Band D

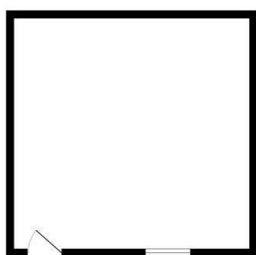
Residential
3 Flats Let on AST's
Council Tax - Band B - £1400pa
EPC - E

NB Please note that legal fees & agents fees are to be paid by the buyer.

Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

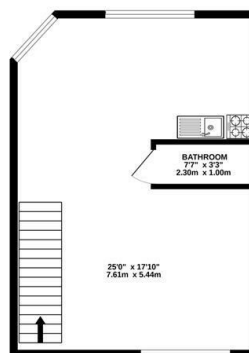
BASEMENT
301 sq.ft. (28.0 sq.m.) approx.



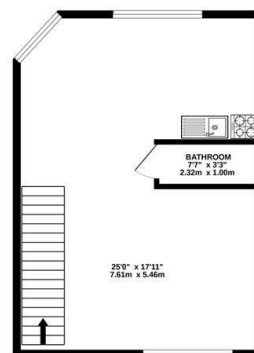
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



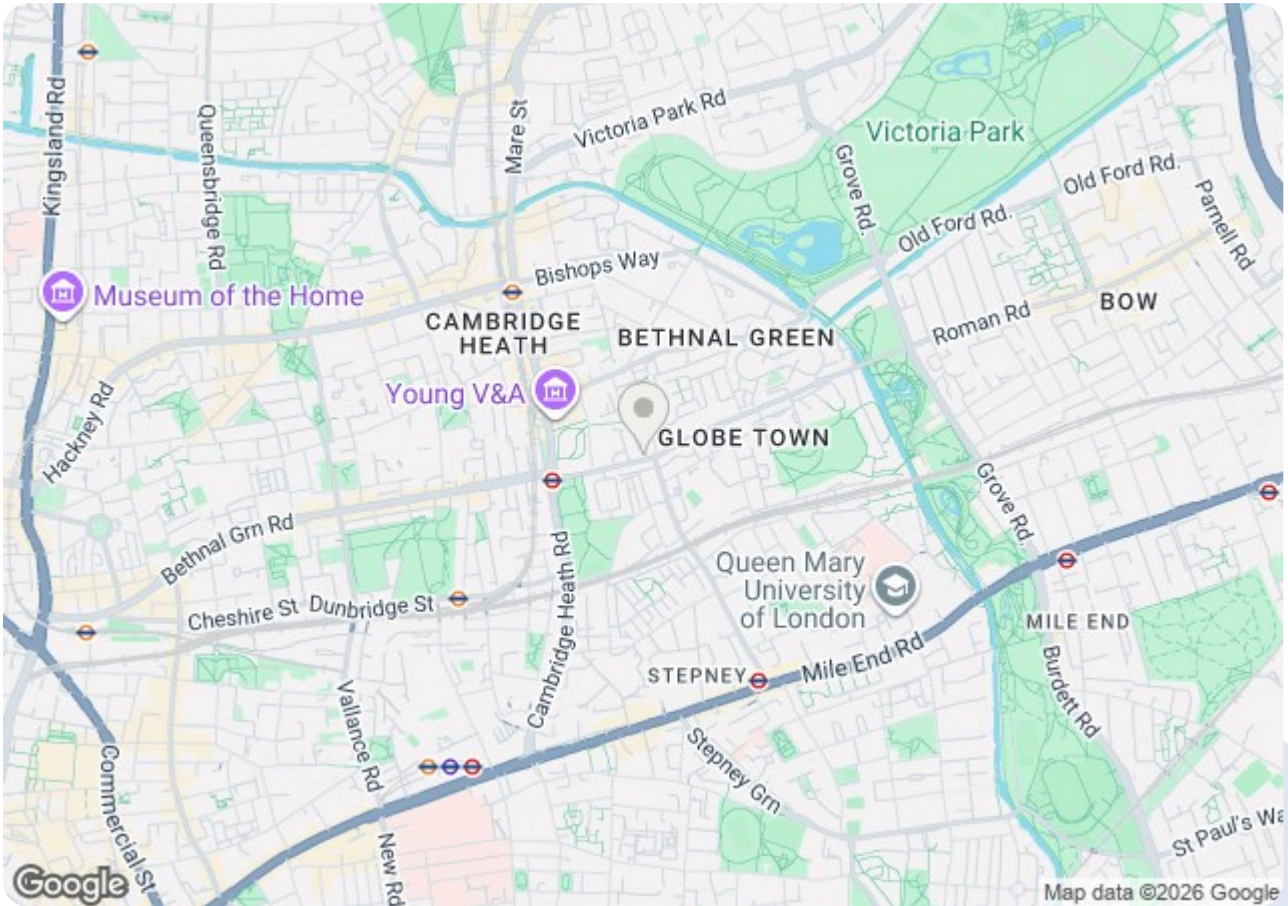
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TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	