

INCORPORATING...

brian **dadd** commercial

FOR SALE

£550,000

- Ground floor commercial investment
- Currently used as a dance studio but suitable for a variety of occupiers
- Current income £37,000 plus VAT per annum
- Situated adjacent to the Queen Elizabeth Olympic Park

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127, CROWN WHARF, ROACH ROAD, LONDON, E3 2PA



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

The premises are situated on Crown Wharf on Roach Road in Bow, East London, in a mixed commercial and residential area. The closest train station is Hackney Wick which is on the Mildmay Line. Off Roach Road is Monier Road Footbridge which leads into the Queen Elizabeth Olympic Park and surrounding amenities. The footbridge (Roach Point Bridge) that crosses the canal between Roach Road and Hackney Wick that leads to Hackney Wick Station is currently being rebuilt, making it wider for pedestrians and cycles and the route will be more direct towards Hackney Wick Station. This will be a major improvement once opened.

Description

Comprising a ground floor commercial space with an approximate Gross Internal Area of 1,433 sq ft (133.2 sq m). The premises are currently used as a dance studio but would be suitable for a variety of occupiers. The unit is split into two dance studios with a toilet and kitchen.

Tenancy

The premises are let for a term of 6 years from February 2024 at a rent of £37,000 plus VAT per annum. There is a rent review and mutual break clause as at February 2027. The lease is outside of the Landlord and Tenant Act 1954.

Terms

The property is held on a 125 year lease from December 2005, with a current ground rent of £500 per annum. The leasehold interest is available for £550,000 plus VAT.

Business Rates

Tower Hamlets Council have informed us of the following:

2023 Rateable Value: £22,250

2025/2026 UBR: 0.499 P/£

2025/2026 Rates Payable: £11,102.75

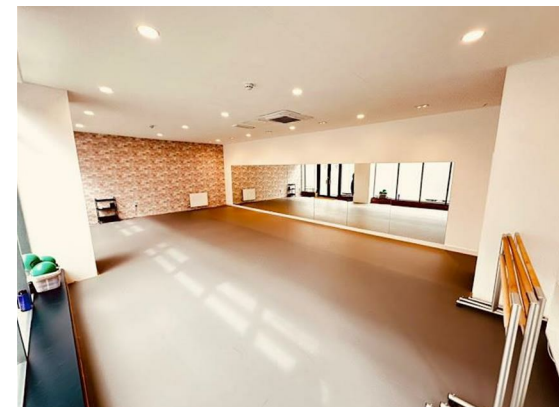
Interested parties are advised to confirm current rate liability with the Local Authority.

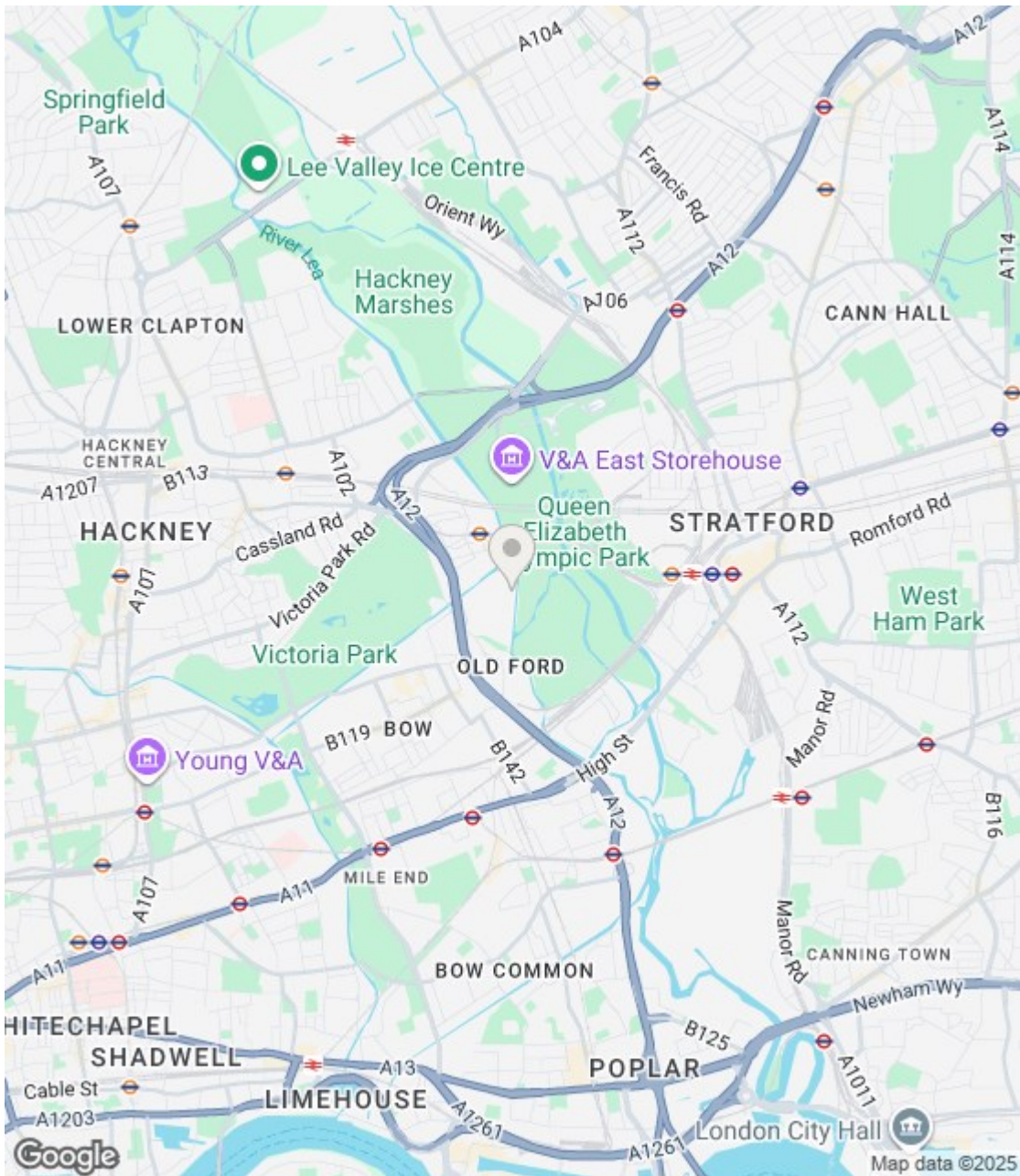
Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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 	



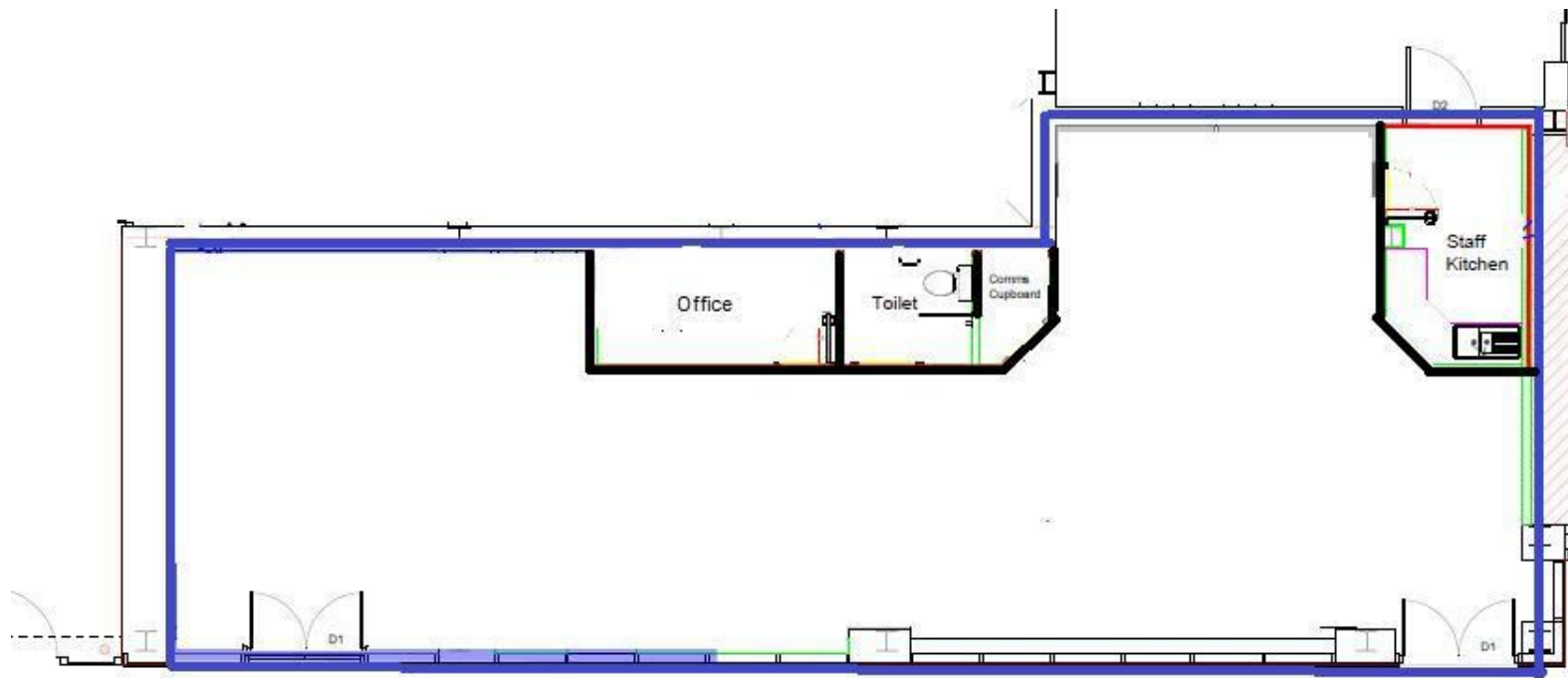
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