

## 43 Old Bethnal Green Road, Bethnal Green, E2 6PR



**Offers in excess of £1,000,000**

# 43 Old Bethnal Green Road, Bethnal Green, E2 6PR

FREEHOLD

A freehold commercial unit located a stones throw from Bethnal Green Underground Station. This property is a three storey detached commercial building with internal access to the basement in the highly desired location of Bethnal Green. Offered with a tenant in situ.

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

Use Class - E

EPC - C

RV - Basement £2145

RV - Ground & 1st Floor £7500

Lease Terms

10 Years Inside The 1954 LL&TA (Set Reviews Every Year From Year 3)

Start Date - 1/12/2023

Important Note

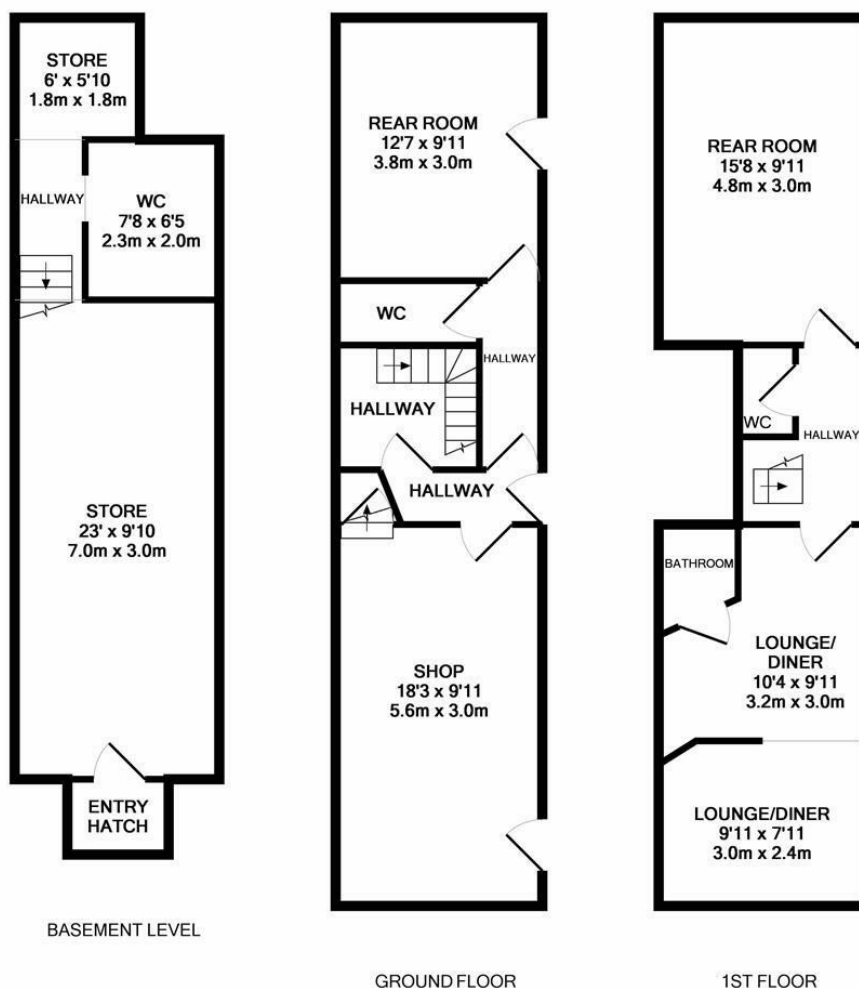
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

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.

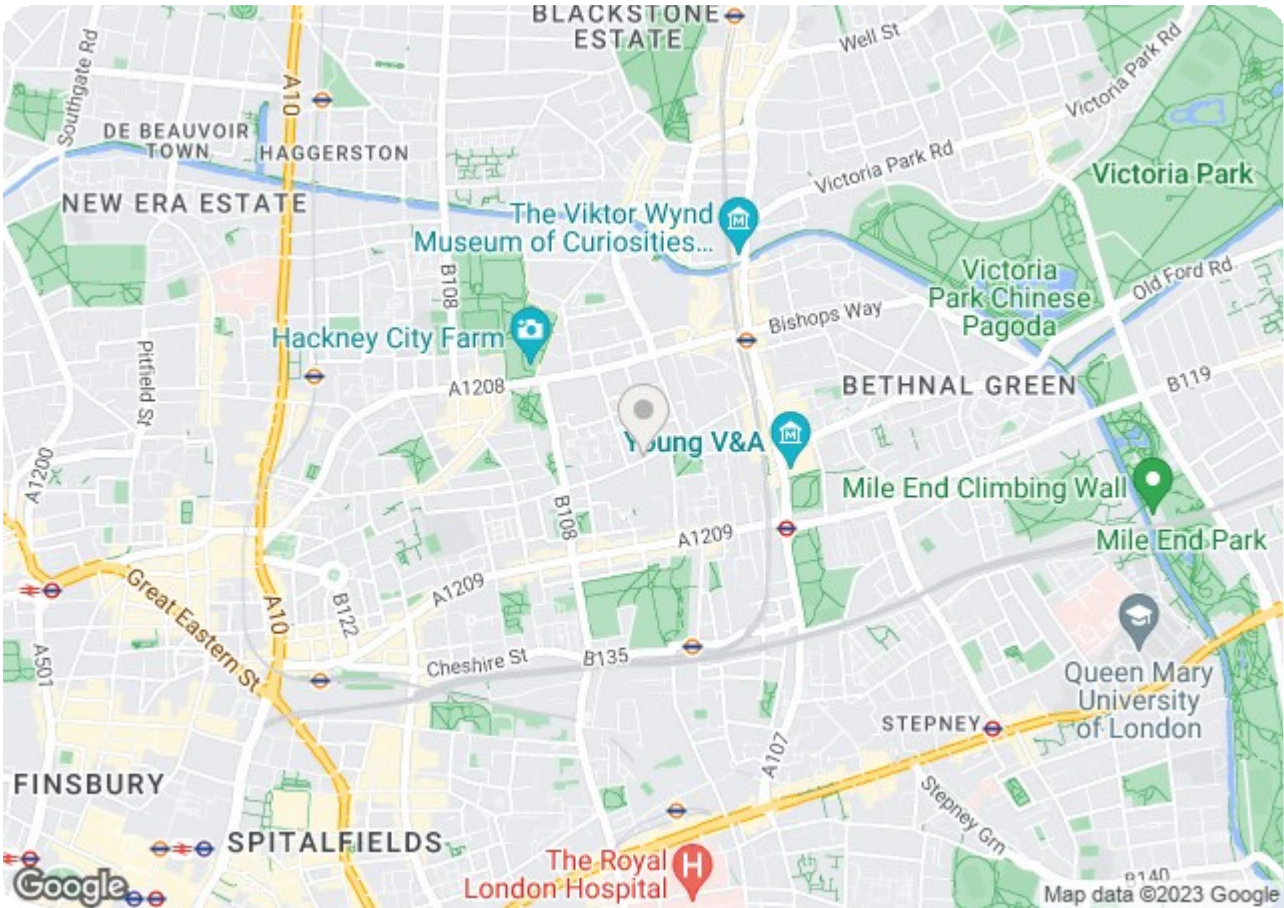
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.


4. All floorplan 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.



54/56 Barking Road  
 East Ham, London E6 3BP  
 Telephone: (020) 8472 4422  
 Property Management: (020) 8471 4224  
 Fax: (020) 8471 5052  
 E-mail: eastham@mcdowalls.com  
 Website: www.mcdowalls.com



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

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