



## 2 Stockwell Street, Greenwich, London, SE10 9JN

### Location

The premises are prominently located on Stockwell Street, nearby to Greenwich University, Greenwich Theatre and Nelson Road/Greenwich Market. The area provides a vibrant mix of shops, restaurants, cafes and pubs and benefits from an affluent local population, which continues to grow through significant residential and mixed-use developments ongoing in the area. For a greater understanding of the location please review the following link: [Google Street View](#)

### Description

The premises occupy an attractive double fronted building and are arranged over ground floor, basement and first floor. The premises are fully fitted as a restaurant and benefits from a large outside seating area to the rear. The unit will be handed over in its existing condition.

The approximate gross internal areas are as follows;

Ground Floor	158 sq m	1,700 sq ft
First Floor	35 sq m	377 sq ft
Basement	56 sq m	603 sq ft
Total	249 sq m	2,680 sq ft

### Tenure

The premises are available by way of a new lease for terms to be agreed.

### Rent

Rental offers in the region of £75,000 pax.

### Planning / Licensing

The premises benefits from E Class Use (Restaurant). The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday to Saturday	11.00am to 12.00pm
Sunday	12.00pm to 23.00pm

### Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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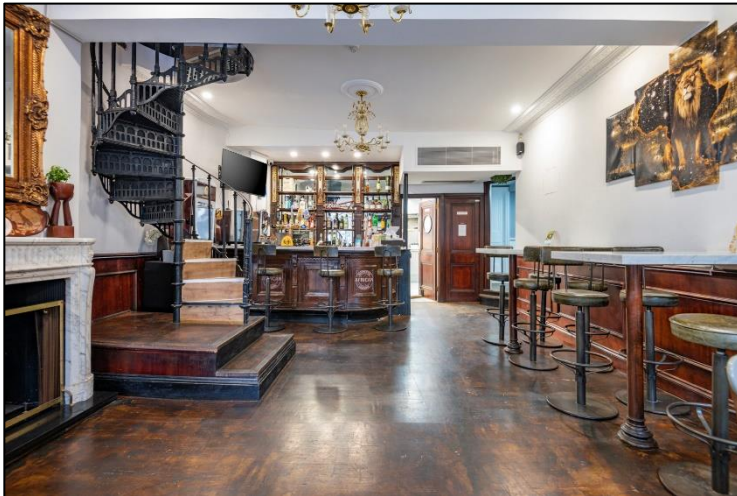
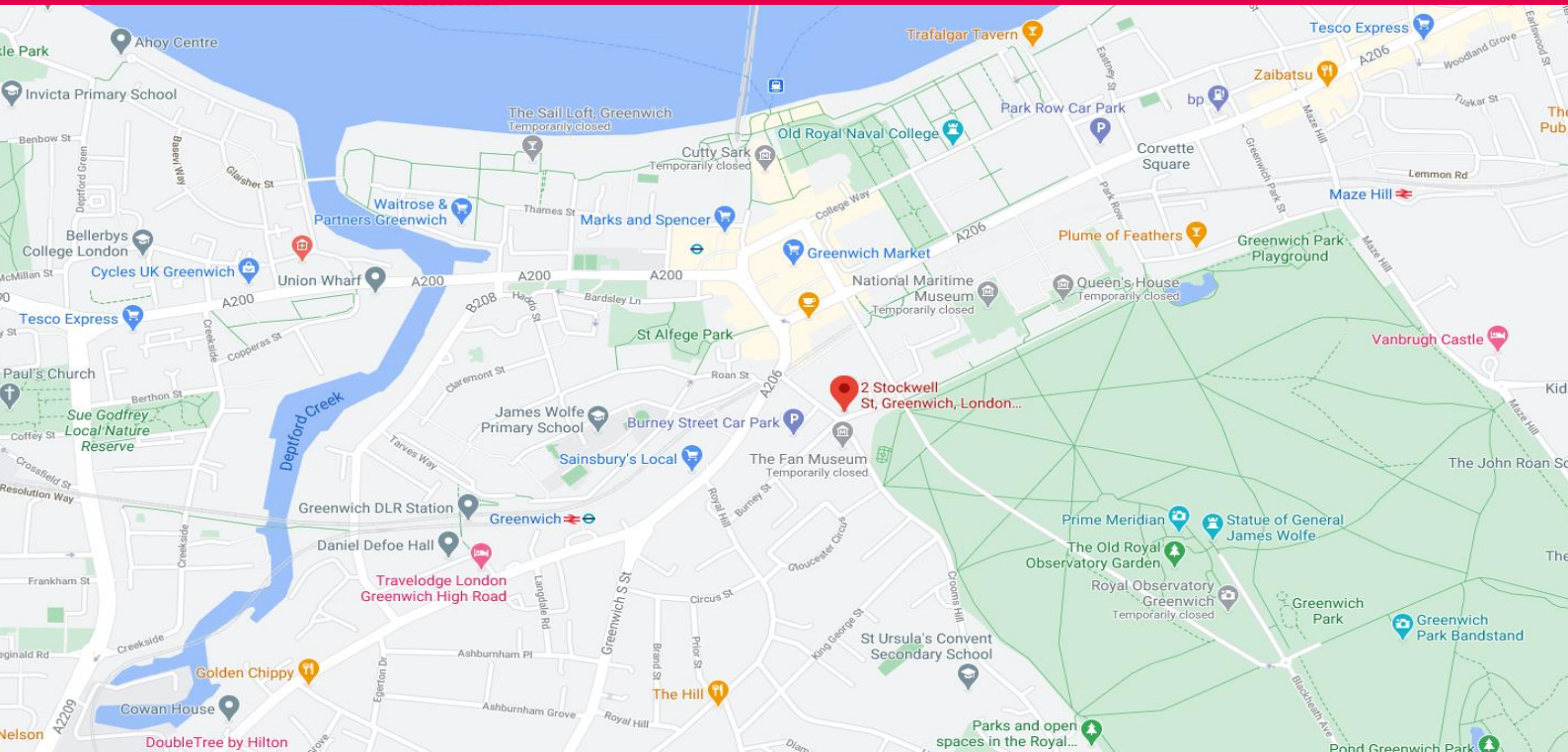




**DAVIS  
COFFER  
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**NEW LEASE – STOCKWELL STREET, GREENWICH**

**2,680 SQ FT FULLY FITTED RESTAURANT WITH OUTSIDE SEATING**



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