



E CLASS UNIT TO LET (Can be Split)

138.24 SQ M (1,488 SQ FT)

5 COLLEGE APPROACH, GREENWICH, LONDON SE10 9HY

LOCATION

The historic town of Greenwich is a thriving town centre and visitor destination, set in a World Heritage Site and home to the National Maritime Museum, the Cutty Sark, the Royal Observatory, Greenwich Park, and the University of Greenwich. It features a vibrant and eclectic mix of shops, restaurants, cafes and pubs as well as the popular market. With a mixture of local and London residents, domestic and foreign tourists, the area sustains a strong level of footfall all year round.

5 College Approach sits on the northern entrance to Greenwich Market. The property is a mid-terrace Grade II listed row built around the 1830s regency period. Local operators include Sticks n Sushi, Rosa's Thai, Grind, Gail's Bakery, Honest Burger, Dark Sugars, Oliver Bonas, 15 Grams and Pasta Evangelists.

The property is also located within 0.3 miles from Greenwich station & Cutty Sark DLR station, providing services to the City of London and Canary Wharf.

DESCRIPTION

The premises is fitted as an Italian Restaurant on the ground floor, providing about 25 covers with a working dumb waiter, with high ceilings on the first floor, and kitchen in the basement (no extract) electricity supply, WC's and separate access to the first floor accommodation which serves an additional 18 covers. Second floor and Third floor serves as ancillary to the restaurant staff, changing, storage and office space.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.



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You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.lettingbusinesspremises.co.uk

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer

ACCOMMODATION

The available premises are arranged over ground floor, basement, first, second and third and have the following approximate net internal areas:

Ground Floor:	33.26 sq. m.	(358 sq. ft.)
Basement:	26.01 sq. m.	(280 sq. ft.)
First Floor:	36.05 sq. m.	(388 sq. ft.)
Second Floor:	30.84 sq. m.	(332 sq. ft.)
Third Floor:	12.08 sq. m.	(130 sq. ft.)

Total Area: 138.24 sq. m. (1,488 sq. ft.)

The units can be split to suit the tenants requirements.

PLANNING

We understand that the property has E Use Class planning consent, however interested parties should make their own enquiries of the local authority.

RENT

£45,000 per annum exclusive.

SERVICE CHARGE

Upon application.

BUSINESS RATES

The property is entered in the 2023 rating list with a rateable value of £22,500. Interested parties should contact the local authority to confirm rates payable.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC has been commissioned.

VAT

VAT will be chargeable on the terms quoted.

VIEWING

For further information, or to arrange an inspection, please contact joint agents:

Hindwoods 020 8858 9303

Charlene Nicholls - c.nicholls@hindwoods.co.uk

Kevin Bright - k.bright@hindwoods.co.uk

Davis Coffey Lyons 020 7299 0700

Tony Levine - tlevine@dcl.co.uk

Kate Taylor - ktaylor@dcl.co.uk

