



16 Nelson Road Greenwich

RESTAURANT TO LET NIL PREMIUM CIRCA 4,145 SQ FT

ACCOMMODATION

The unit is located on key eating and drinking thoroughfare Nelson Road, next to Grind, and comprises the following approximate gross floor areas:

Ground Floor	1,665 sq ft
Basement	635 sq ft
1st Floor	585 sq ft
2nd Floor	580 sq ft
3rd Floor	555 sq ft
Vaults	125 sq ft
Total	4,145 sq ft

The unit is currently arranged with trading accommodation at ground floor, kitchen at basement level and ancillary accommodation above (including customer WCs at first floor level). The unit will be handed over in shell condition following strip out works.

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. Home to a vibrant mix of shops, restaurants, cafes and pubs as well as the popular market, it has a unique character which appeals to international and domestic tourists as well as benefitting from an affluent local population, which continues to grow, with significant residential and mixed used development ongoing in its environs.

Greenwich Hospital is the freeholder of the town centre with substantial holdings, and is committed to upgrading and enhancing existing accommodation, attracting new restaurateurs and specialist retailers, and creating new residential apartments. Greenwich Market has undergone a programme of significant refurbishment, including the creation of a new public courtyard and events pavilion. Coffee, cocktail and all day dining concept Grind has opened its largest site to date on Nelson Road, joining Sticks n Sushi, Honest Burger, Bill's and Buenos Aires.

TERMS

Subject to vacant possession the premises will be available by way of a new FRI lease for a term to be agreed, contracted outside the Landlord and Tenant Act 1954 Part II (as amended) and subject to five yearly upward only rent review.



AVERAGE FOOTFALL OF
4 MILLION
VISITORS PER YEAR
TO THE MARKET

4 MILLION

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TO THE MARKET



STICKS IN SUSHI

"There is a fantastic mix of local neighbours, business workers and tourists."

Andreas Karlsson, Managing Director

GREENWICH IS
LONDON'S
2ND MOST
INSTAGRAMMED
DESTINATION



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PLANNING AND LICENSING

A premises licence is currently in place permitting the sale of alcohol from 11.30am to 11.30pm Monday to Sunday, to persons taking a table meal and for consumption as ancillary to meals.

The premises benefits from A3 Use. It is listed and as such, Listed Building Consent may be required for elements of a new fit out; further information on request.

RENT AND SERVICE CHARGE

Details upon request.

BUSINESS RATES

We are advised by the Local Authority that the Rateable Value is £37,500 with rates payable to year end 31/03/20 of £11,991.27 (retail relief has been applied).

LEGAL COSTS

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.

EPC

EPC available upon request.

VIEWING

For further information, or to arrange an inspection, please contact sole agent Davis Coffey Lyons

Kate Taylor
0207 299 0752
ktaylor@dcl.co.uk



**GREENWICH
HOSPITAL**

SUPPORTING THE ROYAL NAVY SINCE 1654

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.leasingbusinesspremises.co.uk

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