



# NELSON ROAD, GREENWICH: E CLASS UNIT TO LET

243.7 SQ M (2,623 SQ FT)

22-23 NELSON ROAD  
LONDON SE10 9JB

## 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.

Nelson Road is a key thoroughfare for dining, home to Sticks n Sushi, Rosa's Thai, Grind and Honest Burger, amongst others. The property is located on the south side of Nelson Road towards its junction with King William Walk, in between the new Gail's Bakery and Dark Sugars, and is close to quality independent retailers such as M1 Fine Art as well as major brands including Rush.

## DESCRIPTION

A double-fronted retail unit, formed by the amalgamation of two mid-terrace shops, with an enclosed courtyard to the rear of 22 Nelson Road.

## ACCOMMODATION

The property is arranged over ground floor and basement with the following approximate net internal areas:

Ground floor: 1,182 sq ft (109.8 sq m)

Basement: 1,441 sq ft (133.8 sq m)

Total Area: 2,623 sq ft (243.7 sq m)

## TERMS

The premises are available by way of a new full repairing and insuring 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.



## PLANNING

The unit benefits from E Class Use. Proposals will be considered for retail or restaurant use, subject to planning consent as required to include external plant. It is unlikely that kitchen extraction to roof level could be achieved, however, there is scope for an incoming tenant to install a low level extract system in the yard and/or use of a reco system will be considered.

## RENT AND SERVICE CHARGE

Details available upon request.

## BUSINESS RATES

The property is entered in the 2017 rating list with the following rateable values:

22 Nelson Road RV £27,500  
23 Nelson Road RV £30,500

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.

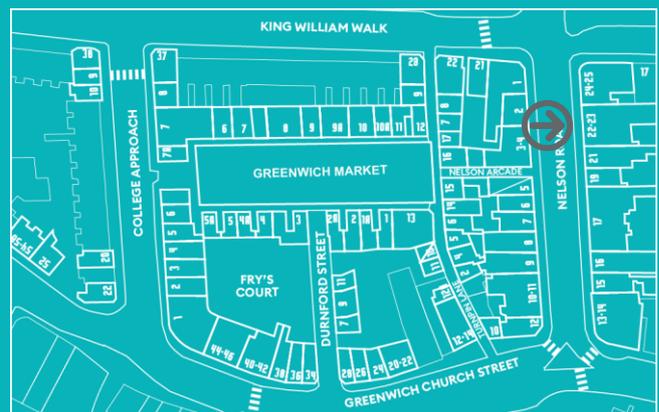
## FURTHER INFORMATION

Contact the Joint Agents:

Hindwoods, Kevin Bright 020 8858 9303/07720 407088

[k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk) or Davis Coffey Lyons, Kate

Taylor 020 7299 0752/07766 657205 [ktaylor@dcl.co.uk](mailto:ktaylor@dcl.co.uk)



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