



5 NELSON ROAD, GREENWICH, 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 eating and drinking, home to Sticks n Sushi, Rosa's Thai, Grind and Gail's Bakery, amongst others. The property is located on the north side of Nelson Road by the entrance to the Market, close to Honest Burger and Dark Sugars, as well as Oliver Bonas, M1 Fine Art and Rush Hair & Beauty.

DESCRIPTION

The property comprises a ground floor retail unit with basement. The property is arranged as an open plan retail area with WC located in the basement. The premises benefits from a large return frontage.

ACCOMMODATION

Basement:	46.26 sq. m	(498 sq. ft.)
Ground Floor:	38.86 sq. m	(418 sq. ft.)
Total:	85.12 sq. m	(916 sq. ft.)

TERMS

The premises is 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.

E CLASS UNIT TO LET

85.12 SQ. M (916 SQ. FT.)



PLANNING

The unit benefits from E Class Use. Proposals will be considered for retail or food and beverage use; there is no scope for external extraction.

RENT AND SERVICE CHARGE

Details available upon request.

BUSINESS RATES

The premises are entered in the 2017 rating list with a rateable value of £26,500. We have been verbally informed that the business rates payable to 31/03/22 are £13,223.50.

LEGAL COSTS

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

EPC

The unit currently has an energy rating of 'D'. The full EPC is available to download at www.hindwoods.co.uk

VAT

VAT will be chargeable on the terms quoted.

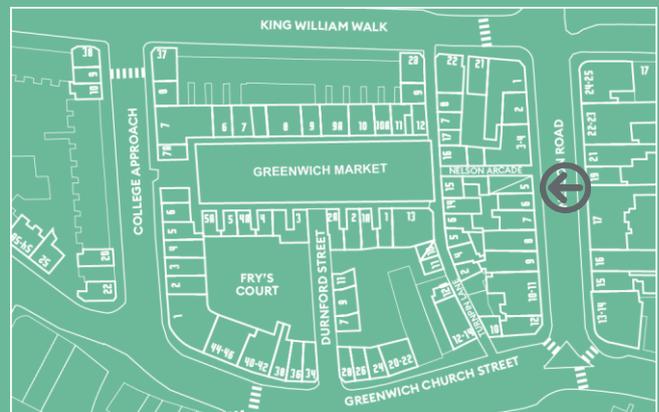
FURTHER INFORMATION

Contact the joint agents:

Hindwoods, Charlene Nicholls 020 8858 9303

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Taylor 020 7299 0752 ktaylor@dcl.co.uk



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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