



E CLASS UNIT TO LET

98.57 SQ M (1,061 SQ FT)

20 NELSON ROAD, GREENWICH 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 in Greenwich, home to Sticks n Sushi, Rosa's Thai, Honest Burger and Gail's Bakery, amongst others. The property is located on the south side of Nelson Road opposite the entrance to the Market, in between Dark Sugars and Grind. Cutty Sark DLR station providing services to the City of London and Canary Wharf is with 0.3 miles.

DESCRIPTION

The premises comprise mid-terrace retail unit arranged over ground floor and basement, with a small, attractive courtyard to the rear.

ACCOMMODATION

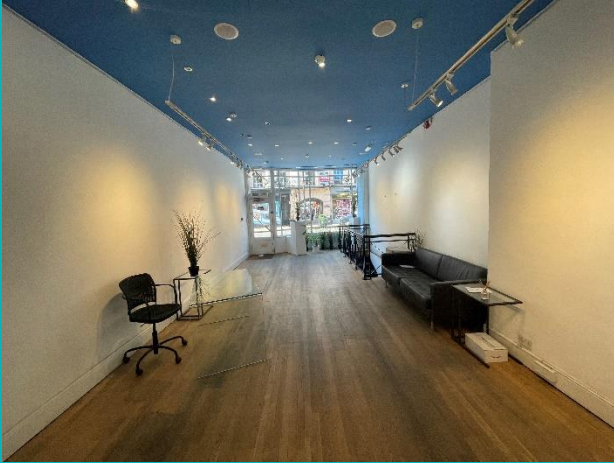
The premises is arranged over ground and basement levels as follows.

Net Internal Areas:

Ground	54.53 sq m (587 sq ft)
Basement	44.04 sq m (474 sq ft)
Total Area	98.57 sq m (1,061 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 year upward only rent review.



PLANNING

The unit benefits from E Class Use. Restaurant use will be considered, however, there is no scope for an external extract duct to roof level.

RENT

Upon application. F&B operators will be required to put forwards a % of turnover such that the higher of the base rent or a % of turnover is payable.

SERVICE CHARGE

Details available upon request.

BUSINESS RATES

The property is entered in the 2023 rating list with a rateable value of £25,500. 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 or Davis Coffey Lyons 020 7299 0700.

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

Kate Taylor: ktaylor@dcl.co.uk

Abbey Rooke: arooke@dcl.co.uk



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