



# E CLASS UNIT TO LET

243.7 SQ M (2,623 SQ FT)

## 44-46 GREENWICH CHURCH STREET LONDON SE10 9BL

### LOCATION

Greenwich Church Street is located within Greenwich Town Centre which forms part of the Maritime Greenwich World Heritage Site, rich with impressive architecture and key historical sites including Cutty Sark, Royal Observatory and National Maritime Museum. At the heart of the Town Centre is the historical Greenwich Market and shops, which are home to an eclectic mix of retailers and traders. With a mixture of local and London residents, domestic and foreign tourists, the area sustains a strong level of footfall all year round.

The premises occupies a prominent position in a high footfall location on the east side of Greenwich Church Street, benefitting from close proximity to Cutty Sark DLR, as well as the Durnford Street entrance to the Market. Nearby retailers and operators include Marks & Spencer, Waterstones, Boots, 15 Grams coffee house and Champagne + Fromage.

### DESCRIPTION

A double-fronted retail unit, formed by the amalgamation of two mid-terrace shops.

### ACCOMMODATION

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

Ground floor:	1,294 sq ft (120 sq m)
Basement:	796 sq ft (74 sq m)
Total Area:	2,090 sq ft (194 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 F&B use. There is no scope for an external kitchen extract duct.

## RENT AND SERVICE CHARGE

Details available upon request.

## BUSINESS RATES

The property is entered in the 2023 rating list with a Rateable Value of £79,500. We are verbally advised that the rates payable for the current year are £42,294. Interested parties should make their own enquiries with the Local Authority.

## 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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