



**7 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 in Greenwich, home to Sticks n Sushi, Rosa's Thai, Honest Burger and Gail's Bakery, amongst others. The property is located on the northern side of Nelson Road opposite Grind. Cutty Sark DLR station providing services to the City of London and Canary Wharf is with 0.3 miles.

DESCRIPTION

The premises comprises a mid-terrace retail unit arranged over ground floor and basement. There is a yard at the rear, with ground floor decking.

The unit is currently trading on ground floor and in the basement, as a vintage retail store.

ACCOMMODATION

We have measured the premises in accordance with the royal institution of Chartered Surveyors code of measuring practice and calculate the net internal areas to be as follows:

Ground Floor	43.19 sq m	(465 sq ft)
Basement	38.09 sq m	(410 sq ft)
Total Area	81.28 sq m	(875 sq ft)

E CLASS RETAIL UNIT TO LET

81.28 SQ M (875 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.

PLANNING

We understand that the property has E(a) planning consent, however interested parties should make their own enquiries of the local authority.

RENT

£58,000 per annum exclusive. F&B operators will be required to put forward a % of turnover such that the higher of the base rent or a % of turnover is payable.

SERVICE CHARGE

Repair & maintenance	£3,963.00 + VAT
Estate Service	£475.32 + VAT
Insurance (2023/24)	£921.72 + VAT

BUSINESS RATES

The property has been entered into the 2023 rating with a rateable value of £24,000.

LEGAL COSTS

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

EPC

The 2023 certificate is a 'C'.

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

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