



E CLASS UNIT TO LET

95.89 SQ M (1,032 SQ FT)

12-14 GREENWICH CHURCH STREET GREENWICH LONDON SE10 9BJ

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, Market Shops and Street Shops, which are home to an eclectic mix of retailers and traders. Neighbouring operators include Pho, Pasta Evangelists, Amorino, Waterstones, Starbucks, and M&S.

The property is also located within 0.3 miles from Greenwich station & Cutty Sark DLR station providing services to the City of London and Canary Wharf.

With a mixture of local and London residents, domestic and foreign tourists, the area sustains a strong level of footfall all year round.

DESCRIPTION

The property comprises a double retail unit based over ground and basement levels. The premises benefits from a large return frontage, good natural light, laminate flooring, spotlights, electric supply only (no gas), and WC facilities.

ACCOMMODATION

The premises provide the following approximate net internal areas:

Ground Floor Retail:	44.78 sq. m. (482 sq. ft.)
Rear Store:	3.42 sq. m. (37 sq. ft.)
Basement:	47.69 sq. m. (513 sq. ft.)
Total Area:	95.89 sq. m. (1,032 sq. ft.)



TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

PLANNING

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

RENT

£70,000 per annum exclusive and/or turnover

SERVICE CHARGE

On application.

INSURANCE

On application.

BUSINESS RATES

The property is entered in the 2023 rating list with a rateable value of £41,500. 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

The unit currently has an energy rating of 'D'.

VAT

VAT will be chargeable on the terms quoted.

VIEWING

For further information, or to arrange an inspection, please contact joint agents:

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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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