



A1 RETAIL UNIT TO LET.

5 NELSON ROAD,
GREENWICH, LONDON
SE10 9JB

LOCATION

The property is prominently situated in a prime retail area on Nelson Road, next to the Eastern entrance of Greenwich Market.

Greenwich has some of the highest visitor numbers in the UK and benefits from a heavy footfall in the area. Cutty Sark DLR station is located within 0.1 miles providing services to the City and Canary Wharf with Greenwich mainline station also located close by. Neighbouring occupiers include Rush Hair, Bill's, Grind, Oliver Bonas, Honest Burgers and Joy.

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 property is to be let on a new full repairing and insuring lease for a term to be agreed, and will be contracted outside of the Landlord and Tenant Act 1954



PLANNING

The premises benefits from A1 planning consent. However, the incoming tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

RENT

£39,000 per annum exclusive

SERVICE CHARGE

Details available upon request.

BUSINESS RATES

The premises are entered in the 2017 rating list with a rateable value of £40,500

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.



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

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contract. Hindwoods and its employees have no authority to make any representation or give any warranty in relation to this property"

For further information, or to arrange an inspection, please contact sole agents Hindwoods.

Kevin Bright: K.Bright@hindwoods.co.uk