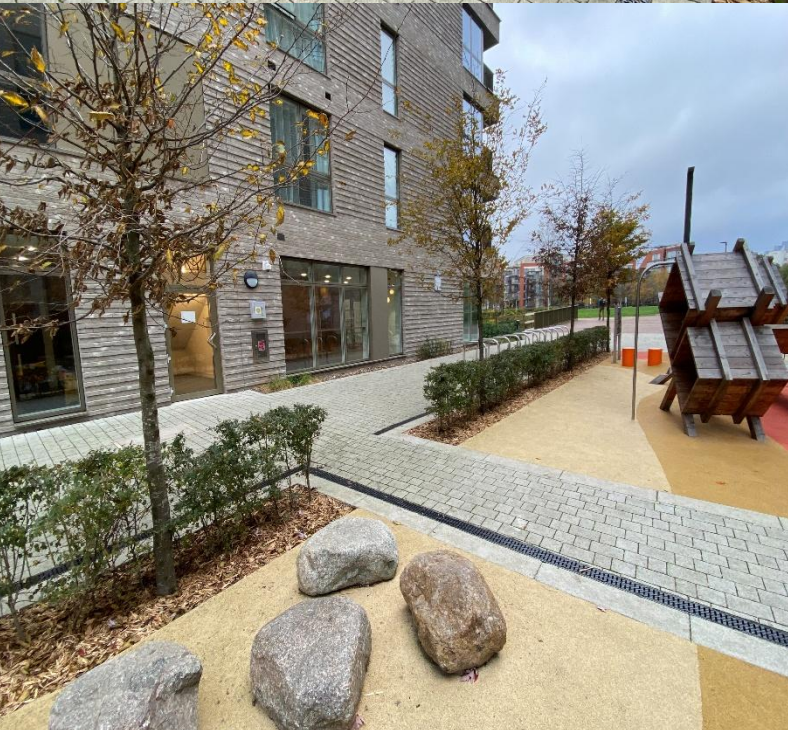




Building 203  
Hearn House  
7 Warman Walk  
Greenwich  
London  
SE10 0WU

Café Premises  
For Sale or To Let





## Location

The property is prominently located in the most recent phase of development at Greenwich Millennium Village, adding to the already established community. When completed the Village will provide up to 2,800 residential units.

Facing onto Southern Park and opening directly onto the Square this latest phase of development nestles between West Parkside and Rennie Street with the River Thames alongside.

Greenwich Yacht Club is a short distance from the property with North Greenwich Underground station and the O2 Arena within easy reach.

## Description

The property is all arranged at ground level and largely fitted out. Capped off services are supplied including a 3-phase power supply.

The café space sits within Hearn House. Full height glazing is fitted to the front and return elevations, with the entrance from the side elevation facing the square. The available space has a tiled floor, a suspended ceiling with integral spotlights and suspended lamps and plastered painted walls. An accessible WC is in situ.

External seating space will be allocated.

## Accommodation

Approximate Gross Internal Area :  
Ground floor 665 sq ft (61.8 sq m)

## Rent

£20,000 per annum exclusive. A new effective FR&I lease is available for a term to be agreed.

## Price

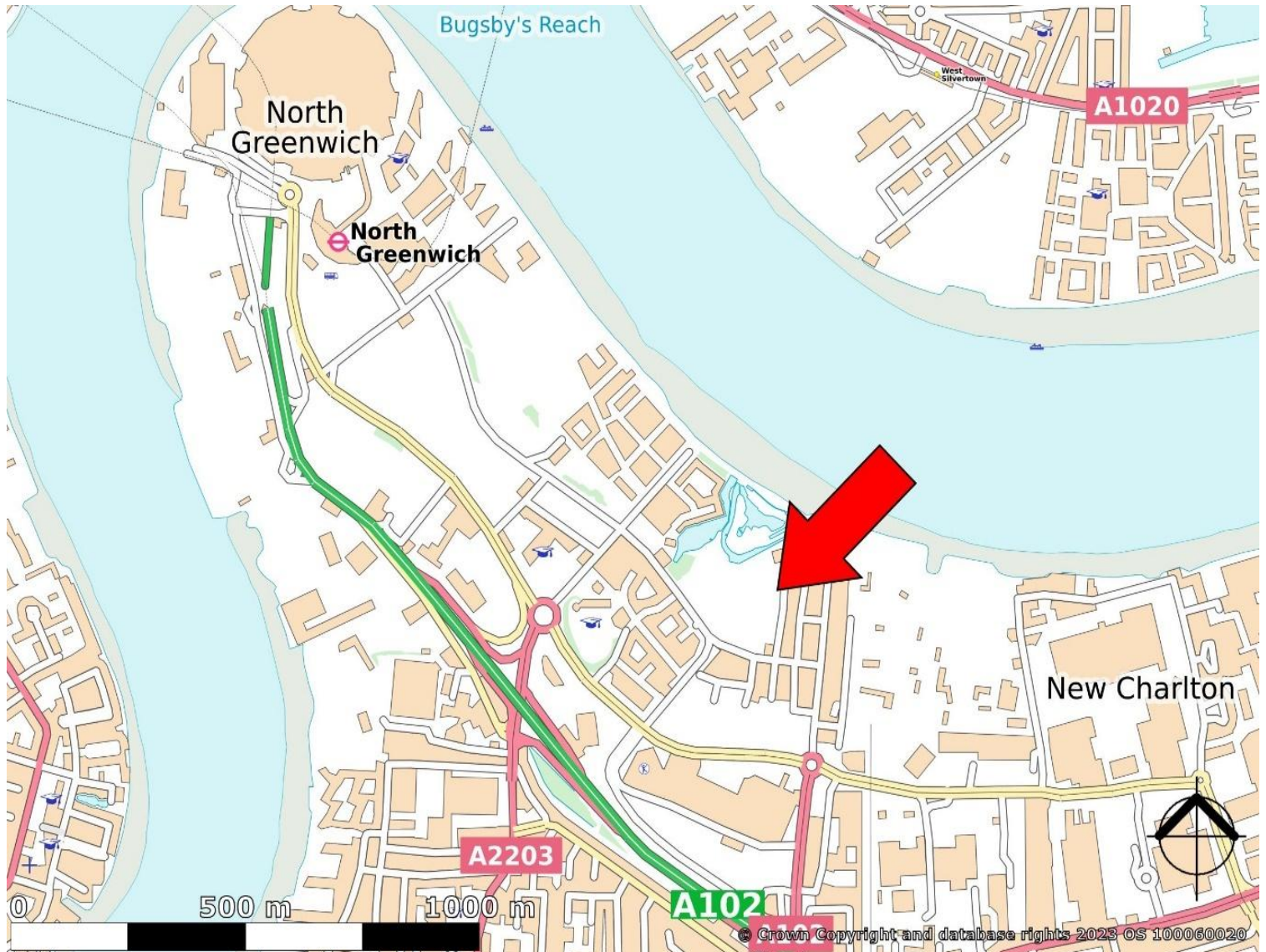
£250,000 for the virtual freehold interest.

## VAT

VAT will be applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



#### Property Use

The property may be used as a Café.

#### EPC

An EPC has been commissioned.

#### Business Rates

To be assessed. However, we advise that all interested parties make their own enquires of the local authorities.

#### Viewings

Strictly by prior arrangement with sole agents Hindwoods.

#### Service Charge

The estimate for the current year is to be confirmed.

Kevin Bright or Charlene Nicholls

[k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)

[c.nicholls@hindwoods.co.uk](mailto:c.nicholls@hindwoods.co.uk)

#### Property Terms/Tenure

The property is available to be let on a new effective Full Repairing and Insuring lease, for a term to be agreed, outside the security of tenure of the Landlord & Tenant Act 1954.

Also available for sale by way of Virtual Freehold.

020 8858 9303

CG6321



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