



# A1/E RETAIL UNIT TO LET

**59.67 SQ M (642 SQ FT)**

## **9 TURNPIN LANE, GREENWICH, LONDON SE10 9JA**

### **LOCATION**

The property occupies a prominent position on the southern side of Greenwich Market. Other occupiers in the vicinity include Amorino's, Gail's Bakery, Dark Sugars, Pizza Express, and an eclectic mix of independent traders.

Greenwich is enjoying unprecedented visitor numbers due to its exceptional range of attractions and the subject property benefits from excellent facilities and pedestrian flow.

The property is also located within walking distance of Cutty Sark DLR station providing services to the City of London and Canary Wharf. The location also benefits from extremely heavy footfall.

### **DESCRIPTION**

The property comprises a retail unit arranged over ground floor and basement levels. The property benefits from excellent natural light, spotlights, and wooden floors.

The unit also includes a kitchenette and WC in the basement.

### **ACCOMMODATION**

The property has been measured on a net internal basis and has the following areas:

Ground Floor:	27.14 sq m (292 sq ft)
Basement:	32.53 sq m (350 sq ft)
<b>Total Accommodation:</b>	<b>59.67 sq m (642 sq ft)</b>

### **TERMS**

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. A minimum 6 month deposit is required.



## PLANNING

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

## RENT

£27,000 per annum exclusive

## SERVICE CHARGE

The current service charge contribution is £5,403.51.

## BUSINESS RATES

The premises are entered in the 2023 rating list with a rateable value of £11,750.

## LEGAL COSTS

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

## EPC

The property benefits from a D rating.

## VAT

VAT will be chargeable on the terms quoted.

## VIEWING

For further information, or to arrange an inspection, please contact sole agents Hindwoods 0208 858 9303.  
Charlene Nicholls: c.nicholls@hindwoods.co.uk



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