



E CLASS RETAIL UNIT TO LET

102.56 SQ M (1,104 SQ FT)

6 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, home to Sticks n Sushi, Rosa's Thai, Grind and Gail's Bakery, amongst others. The property is located on the north side of Nelson Road by the entrance to the Market, close to Jimmy Fairly, Honest Burger, and Dark Sugars, as well as Oliver Bonas.

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.

DESCRIPTION

The property is comprised of a mid-terrace retail unit arranged over ground and basement levels, which has been refurbished to provide an attractive, bright unit, with high ceilings. The premises features laminate flooring, strip lighting, smoke detectors, electricity supply, and wall mounted electric heaters. The property further benefits from a kitchenette in the basement, and WC facilities are available on both levels.

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.



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	47.59 sq m	(512 sq ft)
Basement	55.01 sq m	(592 sq ft)
Total Area	102.56 sq m	(1,104 sq ft)

PLANNING

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

RENT

£55,000 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

Fixed Repair & Maintenance	£5,298.79
Estate Charge	£667.25
Insurance 2024/25	£1,048.40

BUSINESS RATES

The property has been entered into the 2023 rating with a rateable value of £23,750.

LEGAL COSTS

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

EPC

The property currently benefits from a C Rating.

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

Charlene Nicholls: c.nicholls@hindwoods.co.uk

Tony Levine: tlevine@dcl.co.uk



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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