



3-4 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 in Greenwich, home to Sticks n Sushi, Rosa's Thai, Honest Burger 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 Honest Burger and Dark Sugars, as well as Jimmy Fairly, Sticks n Sushi, and Rush Hair & Beauty. Cutty Sark DLR station providing services to the City of London and Canary Wharf is with 0.3 miles.

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

Ground Floor:	87.03 sq. m	(937 sq. ft.)
Basement:	54.24 sq. m	(584 sq. ft.)
Total:	141.27 sq. m	(1,521 sq. ft.)

TERMS

The premises are 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.

E CLASS UNIT TO LET

141.27 SQ. M (1,521 SQ. FT.)



PLANNING

The unit benefits from E Class Use. Proposals will be considered for retail or food and beverage use, although extraction is not permitted.

RENT

£110,000 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 Maintenance charge - £5,108 pa + VAT

Estate Charge - £705 pa + VAT

Insurance - £1,221.05 (2025/26) + VAT

BUSINESS RATES

The premises are entered in the 2026 rating list with a rateable value of £55,500.

LEGAL COSTS

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

EPC

The unit currently has an energy rating of 'C'. The full EPC is available to download at www.hindwoods.co.uk

VAT

VAT will be chargeable on the terms quoted.

FURTHER INFORMATION

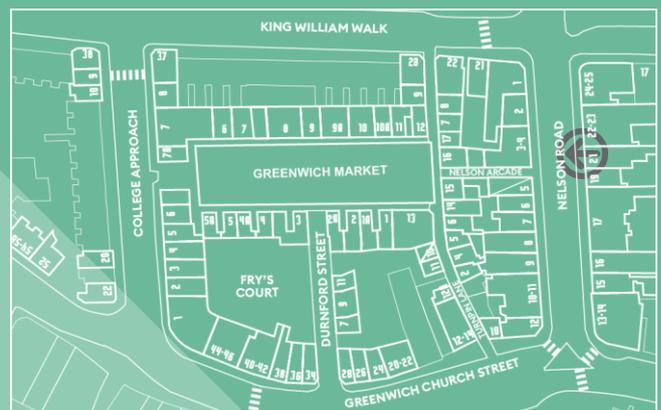
For further information, or to arrange an inspection, please contact joint agents Hindwoods 020 8858 9303 or Davis Coffey Lyons 020 7299 0700

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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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