



**Sugar
+Style**

E CLASS UNIT TO LET

40.37 SQ. M (435 SQ. FT.)

**3A GREENWICH MARKET,
LONDON SE10 9HZ**

LOCATION

The property is comprised of a mid-terrace unit and occupies a prominent position on the northern side of Greenwich Market.

The property occupies a prominent position within Greenwich Market, and the immediate vicinity continues to grow in popularity with independent retailers, as well as high street brands including Waterstones, Pasta Evangelists, Boots, Starbucks, and M&S.

Greenwich is enjoying unprecedented visitor numbers due to its exceptional range of attractions and the subject property benefits from excellent facilities and pedestrian flow. Greenwich station & Cutty Sark DLR station are both located within 0.3 miles providing services to the City of London and Canary Wharf.

DESCRIPTION

The premises comprise a retail unit within Greenwich Market. The premises benefits from good natural light, wooden flooring, spotlights, electricity (no gas), smoke detectors, security grilles, and WC facilities.

ACCOMMODATION

Ground Floor: 40.37 sq. m (435 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 reviews. A minimum 6 month deposit will be held for the full duration of the term.



PLANNING

The unit benefits from E Class Use.

RENT

£29,000 per annum exclusive.

SERVICE CHARGE

Details available upon request.

BUSINESS RATES

The property has been entered into the 2023 register, with a rateable value of £17,000. This will be reducing to £16,500 from 1st April 2026.

LEGAL COSTS

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

EPC

The property has a c rating.

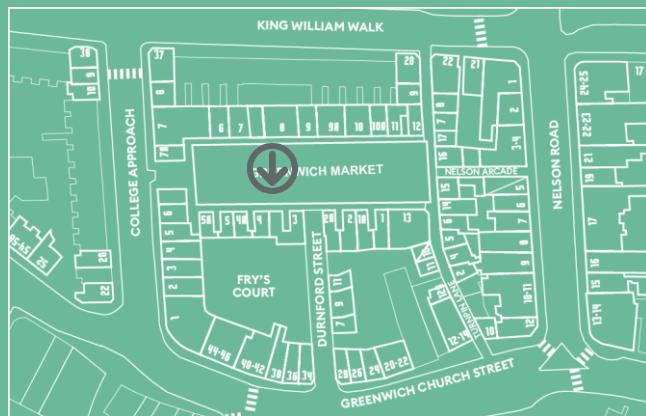
VAT

VAT will be chargeable on the terms quoted.

FURTHER INFORMATION

Contact sole agents Hindwoods 020 858 9303

Charlene Nicholls c.nicholls@hindwoods.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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