



5 TURNPIN LANE GREENWICH LONDON SE10 9JA

LOCATION

The property occupies a prominent position on the southern side of Greenwich Market. The immediate vicinity continues to grow in popularity with Oliver Bonas, Dark Sugars, De Montfort Fine Art Gallery nearby as well as numerous restaurants including Sticks 'n' Sushi, Bill's Restaurant and Gail's Bakery.

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 premises comprise a mixed use, mid-terraced unit arranged over four storeys.

The ground floor and basement accommodation provide a versatile commercial space, ideal for retail or office use. Whilst the residential accommodation above is arranged over first and second levels and features, an open plan kitchen and living room, two bedrooms (double and single), and bathroom.

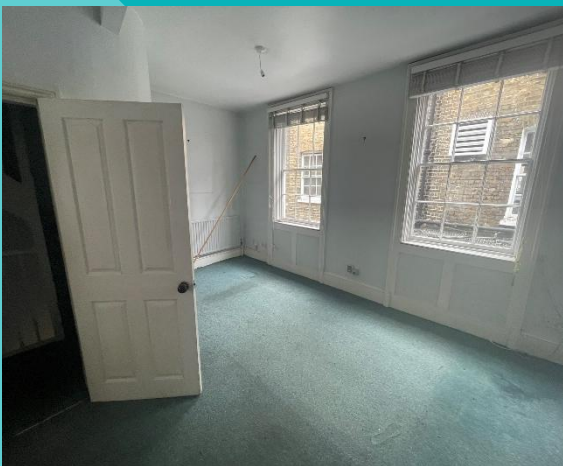
ACCOMMODATION

The property has the following Net Internal (NIA) and Gross Internal (GIA) areas:

Ground	28.33 sq. m.	305 sq. ft. (retail)
Basement	34.65 sq. m.	373 sq. ft. (retail)
1st Floor	28.06 sq. m.	302 sq. ft. (residential)
2nd Floor	24.43 sq. m.	263 sq. ft. (residential)
Total Area	115.47 sq. m.	1,243 sq. ft.

LIVE/WORK SPACE TO LET

115.47 SQ M (1,243 SQ FT)



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 Use Class and C2 Use Class planning consent, however interested parties should make their own enquiries of the local authority.

RENT

£25,000 per annum exclusive.

SERVICE CHARGE

The current charge is £6,812.66pa + VAT for 2023/2024.

BUSINESS RATES

The property is entered in the 2026 rating list with a rateable value of £4,900. The residential accommodation falls under council tax band B. Interested parties should contact the local authority to confirm rates payable.

LEGAL COSTS

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

EPC

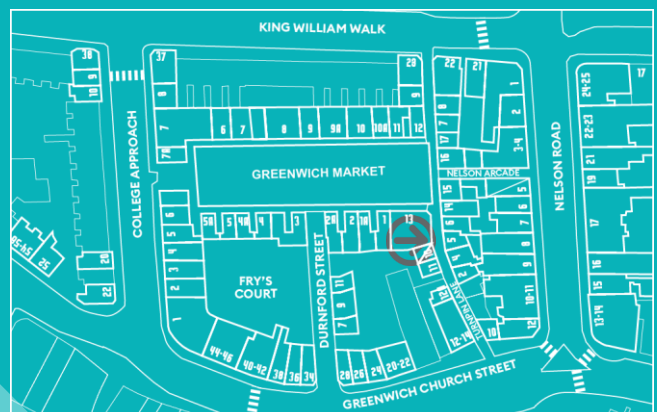
The property has an E Rating.

VAT

VAT will be chargeable on the terms quoted.

VIEWING

For further information, or to arrange an inspection please contact sole agents Hindwoods 020 8858 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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