



Nelson Road

London, Greenwich, SE10

Prime Greenwich Restaurant / Cafe / Bar - Lease for Sale

6,291 sq ft
(584.45 sq m)

- Heart of Historic Greenwich
- Fully Fitted and Trading
- Bright Conservatory & Hidden Garden
- Heavy Passing Trade Every Day
- Good Lease Term
- Fair Passing Rent
- Large Fully Fitted Kitchen

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Summary

Available Size	6,291 sq ft
Passing Rent	£205,840 per annum
Premium	£120,000
EPC Rating	Upon enquiry

Description

A striking ground floor arranged around a series of distinct trading zones. A welcoming front lounge with feature curved bar and relaxed seating leads through to a generous main dining floor of banquette and table seating served by its own bar, with a dedicated specialty coffee counter positioned front-of-house. To the rear, a light-filled glazed conservatory opens directly onto a private garden — a genuine point of difference for the site. Back-of-house fully fitted kitchen is discreetly located off the dining floor, with staff facilities, storage, plant and customer WCs housed on the level below, keeping the trading floor clear and flexible.

Location

Located in the heart of Greenwich town centre within the Maritime Greenwich UNESCO World Heritage Site, the property sits on Nelson Road, immediately adjacent to Greenwich Market and a two-minute walk from Cutty Sark DLR station. The pitch benefits from year-round footfall driven by major visitor attractions including the Cutty Sark, Old Royal Naval College, National Maritime Museum and Greenwich Park, alongside a strong local restaurant and café trade.

Accommodation

The accommodation comprises the following areas:

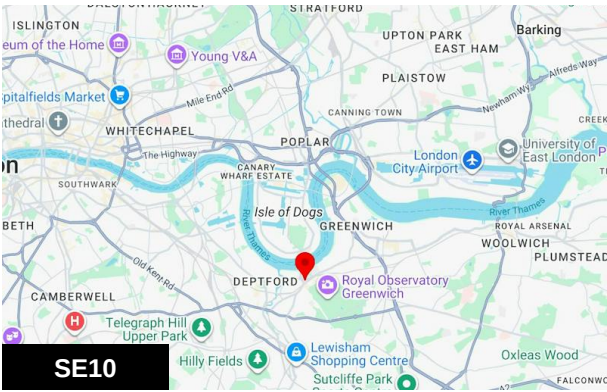
Name	sq ft	sq m	Availability
Ground	5,094	473.25	Available
Basement	1,197	111.20	Available
Total	6,291	584.45	

Viewings

The property is being marketed on a confidential basis and all viewings are to be arranged via sole agent CDG Leisure

Lease Information

An assignment of the existing lease granted for an original term of 15 years from 18th November 2018 and expires on the 17th of November 2033. The lease is held outside the landlord and tenant act. The next review is in 2028.



Viewing & Further Information



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