



# A1/E CLASS RETAIL UNIT TO LET

79.95 SQ M (860 SQ FT)

## 13 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 Jimmy Fairly, 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 property comprises a retail unit arranged over ground floor and basement levels. The multi paned Georgian style shop front is distinctive and provides an attractive display space.

The unit also benefits from excellent natural light, air conditioning, double doors to a central light well at each level, recessed spotlights, and a high standard of décor. A kitchen and WC are located in the basement.

### ACCOMMODATION

The available premises are arranged over ground floor and have the following approximate net internal areas:

Ground Floor	35.34 sq. m. (380 sq. ft.)
Basement	44.61 sq. m. (480 sq. ft.)
Total	79.95 sq.m. (860 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 planning consent, however interested parties should make their own enquiries of the local authority.

## RENT

£30,000 per annum exclusive.

## SERVICE CHARGE

Fixed Maintenance Charge £4,250 + VAT pa (increasing by a maximum of 5% per annum to contribute to external repairs and redecoration)

Fixed Service Charge £3,170 + VAT pa (increasing by a maximum of 5% per annum to contribute to landlords building and estate services)

Insurance (2023/24) £1,009.26 + VAT

## BUSINESS RATES

The property is entered in the 2023 rating list with a rateable value of £13,250. 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 currently has a C 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.

Kevin Bright [k.bright@hindwoods.co.uk](mailto:k.bright@hindwoods.co.uk)



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