



PUBLIC CONVENIENCES, KING WILLIAM WALK, GREENWICH, LONDON, SE10 9JH

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.

King William Walk 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. Cutty Sark DLR station providing services to the City of London and Canary Wharf is with 0.3 miles.

DESCRIPTION

The premises is comprised of a subterranean Public Convenience that is located immediately opposite The Pho Street Restaurant and The Kings Arms Pub; and is separated into Ladies and Gents facilities.

The available accommodation is accessed via a staircase that leads underground, and benefits from tiled flooring, emergency lighting, and glass block pavement lights. The facilities are also secured by concertina gates which can be padlocked. The northwestern entrance to Greenwich Park is also located 176 yards away.

ACCOMMODATION

The available premises are measured on a Gross Internal Basis (GIA):

Gents	21.71 sq m	(234 sq ft)
Ladies	20.39 sq m	(220 sq ft)
Total Area	42.21 sq m	(454 sq ft)

SUI-GENERIS UNIT TO LET

42.21 SQ M (453 SQ FT)



TERMS

The premises is 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.

PLANNING

We assume the accommodation benefits from Sui-Generis Use Class.

RENT

Offers Invited.

SERVICE CHARGE

To be confirmed.

BUSINESS RATES

The property is entered in the 2023 rating list with a rateable value of £4,700.

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

An EPC has been commissioned.

VAT

VAT will be chargeable on the terms quoted.

VIEWING

For further information, or to arrange an inspection, please sole agents Hindwoods 020 8858 9303.

Charlene Nicholls: c.nicholls@hindwoods.co.uk

Kevin Bright: k.bright@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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