



**paper moon**

Mobile: 07904 709759

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## 4 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 Oliver Bonus, Waterstones, Pasta Evangelists, 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, WC facilities, and partitioned rear storage.

### ACCOMMODATION

Ground Floor: 32.98 sq. m (355 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 review.

# E CLASS UNIT TO LET

32.98 SQ. M (355 SQ. FT.)



## PLANNING

The unit benefits from E Class Use.

## RENT

£27,000 per annum exclusive.

## SERVICE CHARGE

Details available upon request.

## BUSINESS RATES

The premises are entered in the 2023 rating list with a rateable value of £16,250

## LEGAL COSTS

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

## EPC

A new EPC has been commissioned.

## 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](mailto: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](http://www.leasingbusinesspremises.co.uk)

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