



*Corkville*

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## 17 GREENWICH MARKET, GREENWICH, LONDON SE10 9HZ

### LOCATION

The property is comprised of a mid-terrace unit and occupies a prominent position on the southern side of Greenwich Market.

The immediate vicinity continues to grow in popularity with a mix of independent retailers, as well as numerous restaurants including Sticks'n'Sushi, Bill's Restaurant, Gail's Bakery and Gourmet Burger Kitchen. 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 property is comprised of an attractive retail unit arranged over ground and basement levels; and benefits from good natural light, strip lighting, timber wood flooring, W/C facilities, and additional storage. The headroom in the basement is approximately 1.9 metres.

### ACCOMMODATION

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

Ground Floor Retail	17.84 sq m	(192 sq ft)
Basement	20.70 sq m	(223 sq ft)
<b>Total Area</b>	<b>38.45 sq m</b>	<b>(415 sq ft)</b>

### PLANNING

We understand that the property has A1/E planning consent, however interested parties should make their own enquiries of the local authority.

# A1/E RETAIL UNIT TO LET

## 38.54 SQ M (415 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. A minimum 6 month deposit will be held for the duration of the lease.

## RENT

£21,000 per annum exclusive.

## SERVICE CHARGE

Service charge details available on request.

## BUSINESS RATES

The property is entered in the 2023 rating list with a rateable value of £10,000. 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 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.

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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