

PRIME SHOP TO LET

GREENWICH

UNIT SU5, CRESCENT ARCADE

Description

The premises are located in the 38,857 sq. ft. Crescent Arcade Estate which in turn is located in the heart of Greenwich Town Centre. The site is bounded by Greenwich Church Street to the east, Creek Road to the south and Welland Street to the north and west, with the pedestrianised Crescent Arcade running through its centre. The Cutty Sark (for Maritime Greenwich) DLR Station has two entrances at the centre of the Arcade. The immediate surroundings of the Estate include a wealth of tourist attractions such as the historic Cutty Sark ship, Greenwich Market and St. Alfege Church.

The premises are located adjacent to **Superdrug** and **Waterstones** as well as the DLR Station access. Other tenants in the holding include **M&S Simply Food, Boots, Vodafone** and **McDonalds**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The unit is arranged over ground and first floors, providing the following approximate net floor areas:

Ground Floor	950 sq. ft.	(88.25 sq. m)
First Floor Store	840 sq. ft.	(78.03 sq. m)

Lease

The premises are available on a new full repairing and insuring lease subject to an upward only rent review in the 5th year of the term.

Rent

£92,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £12,473.32 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£70,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

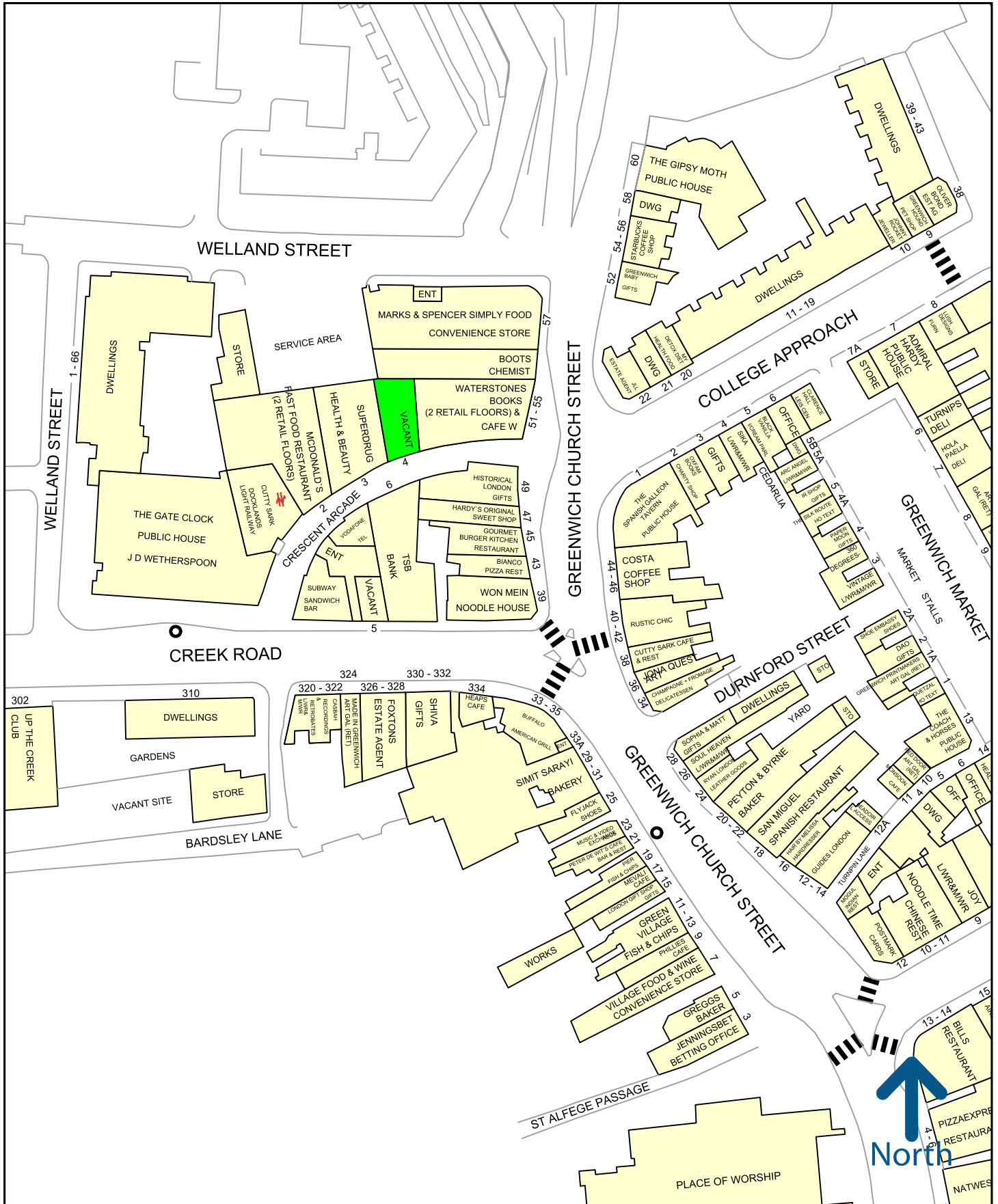
Viewing

The premises are available subject to vacant possession and strictly by appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 27/07/2020

Created By: Green and Partners

