

TO LET RESTAURANT UNIT

# UNIT E1, GREENWICH PROMENADE

Cutty Sark, Greenwich, London SE10 9HT



## Key Highlights

- Prime Greenwich location
- Modern designed property with views of the River Thames
- Adjacent to Greenwich Pier, the Cutty Sark and the University of Greenwich
- GIA approx. – 440 sq m (4,731 sq ft)
- Shared roof terrace
- New lease available

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## Location

The premises is located in Greenwich, approximately 12 miles (20 kilometres) west of Dartford, 6 miles (10 kilometres) north of Bromley and 5 miles (9 kilometres) east of the City of London. The unit fronts the River Thames in a purpose built development opposite the Cutty Sark and adjacent to operators including Nando's and Zizzi's.

Other local facilities include the Royal Naval College Chapel, University of Greenwich, National Maritime Museum, a number of pubs and bars and Greenwich Park.

Road, rail and river transport links to the site are excellent. The A2 is a short distance to the south which connects the area with Rochester and the M25 to the east and The London Borough of Lambeth to the west. Nearby Maze Hill and Greenwich stations provide overground train services, with Greenwich and Cutty Sark stations also providing access to the Docklands Light Railway. Greenwich Pier is adjacent to the premises and provides transport along the river to Embankment, Tower Millennium Pier, Canary Wharf, the O2 and Woolwich Arsenal Pier.

## Description

The property comprises a two storey restaurant with glass elevations beneath a first floor roof terrace.

## Accommodation

The ground floor comprises the main trading area, which is arranged with benches and loose tables and chairs and benefits from glass frontage towards the River Thames. The ground floor also provides a fully equipped catering kitchen with cold and dry storage, and access to the disabled lift and dumb waiter. The mezzanine level comprises the ladies, gentlemen's and disabled customer toilets, a staff room and a secondary food preparation area with access to a dumb waiter and cold and dry storage. The first floor comprises an internal bar servery, laid out to provide approximately 30 covers and external seating terrace which was previously laid out to provide a further 64 covers. The roof terrace is shared with the adjoining property.

## Approximate Floor Areas

We have not physically measured the property but have been provided with floor areas which have revealed that the premises have the following approximate gross internal areas:

AREA	SQ M	SQ FT
Ground	208	2,237
Mezzanine	126	1,352
First	106	1,142
<b>Total</b>	<b>440</b>	<b>4,731</b>



Trade Area



Shared Roof Terrace



First Floor Trade Area

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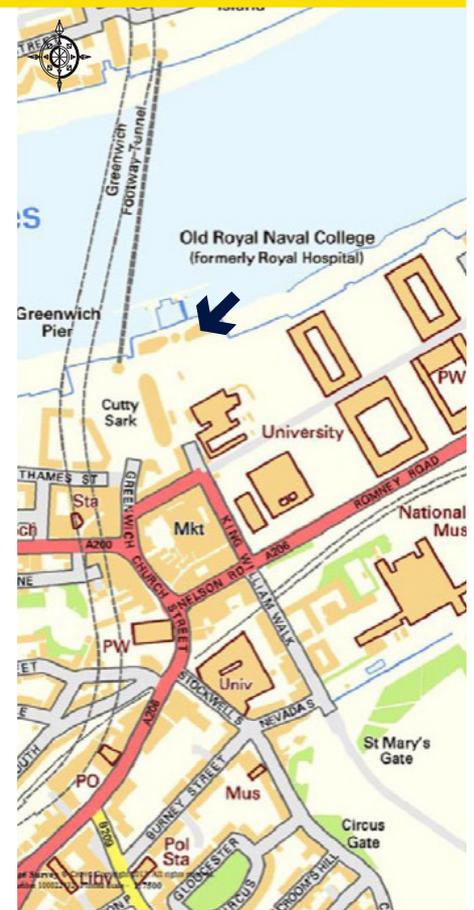
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Cutty Sark



## Tenure

Rental offers are invited in the order of £90,000 per annum plus a turnover top up for a new lease on terms to be negotiated. The service charge is to be confirmed.

## Rateable Value

2017	£146,000
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## EPC

D-87

## Licencing

The property has been granted a Premises Licence in accordance with the Licencing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Sunday	10:00 to 00:00
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## Fixtures & Fittings

Fixtures and fittings may be included by way of separate negotiation.

## VAT

All figures quoted are exclusive of VAT.

## Viewings

The unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

## Contact

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