



## 5 College Approach, Greenwich, SE10 9HY

### 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. Home to a vibrant mix of shops, restaurants, cafes and pubs as well as the popular market, it has a unique character which appeals to international and domestic tourists as well as benefitting from an affluent local population, which continues to grow, with significant residential and mixed used development ongoing in its environs. A high proportion of town centre visitors and shoppers represent the top two Acorn categories

Greenwich Hospital is the freeholder of the town centre with substantial holdings, and is committed to upgrading and enhancing existing accommodation, attracting new restaurateurs and specialist retailers, and creating new residential apartments. Greenwich Market has undergone a programme of significant refurbishment, including the creation of a new public courtyard and events pavilion. Coffee, cocktails and all day dining concept Grind has just opened its largest site to date on Nelson Road, joining Sticks n Sushi, Honest Burger, Bill's and Buenos Aires. A letting of the Admiral Hardy pub, located at the south entrance to the Market on College Approach next door to Rhodes Bakery, will be announced shortly.

### Description

The unit is located on College Approach, close to the south entrance to the Market. It is arranged over five floors, with the following approximate floor areas:

Ground Floor	358 sq ft	Dual A1/A3 Use
1st Floor	388 sq ft	Dual A1/A3 Use
2nd Floor	332 sq ft	B1 (office) Use
3rd Floor	130 sq ft	B1 (office) Use
Basement	280 sq ft	A1 Use
<b>Total</b>	<b>1,488 sq ft</b>	

### Tenure

Subject to vacant possession the premises will be available by way of a new FRI 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.

### Rent and Service Charge

Upon application.

### Business Rates

We are advised by the Local Authority that the Rateable Value is £39,000 with rates payable to year end 31/03/20 of £19,134.

### Planning and Licensing

A premises licence is currently in place permitting the sale of alcohol from 11am to 11pm Monday to Sunday and late night refreshment from 11-11.30pm. Food must be available throughout the licensed hours.

The unit is listed and as such, Listed Building Consent may be required for elements of a new fit out; further information on request.

### Further Details

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities. EPC available on request.

Viewing is strictly by prior appointment with sole agent  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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