HENSHALL & PARTNERS

REAL ESTATE ADVISORS



Commercial Unit, 87 Greenwich High Road, Greenwich SE10

Retail/Restaurant Unit Available to Rent in Greenwich

SUMMARY

- Rare opportunity to lease a **multi-use commercial unit** (Class-E) suitable for a **restaurant, café, yoga studio or medical/office use**
- Unit extends **1,450sqft** and is situated on the **ground floor** beneath quality new build development by TLS with 14-apartments above
- Just a **5-minute walk to Greenwich station** (National Rail & DLR services)
- Ideally located in **popular neighbourhood location** with range of active uses close by including Pure Gym, 4 established hotels, Davy's Wine Bar and Kitcho sushi bar
- We are inviting offers for a **new lease direct with the landlord**, and guiding **£30,000pax (£20.69psf)**



DESCRIPTION

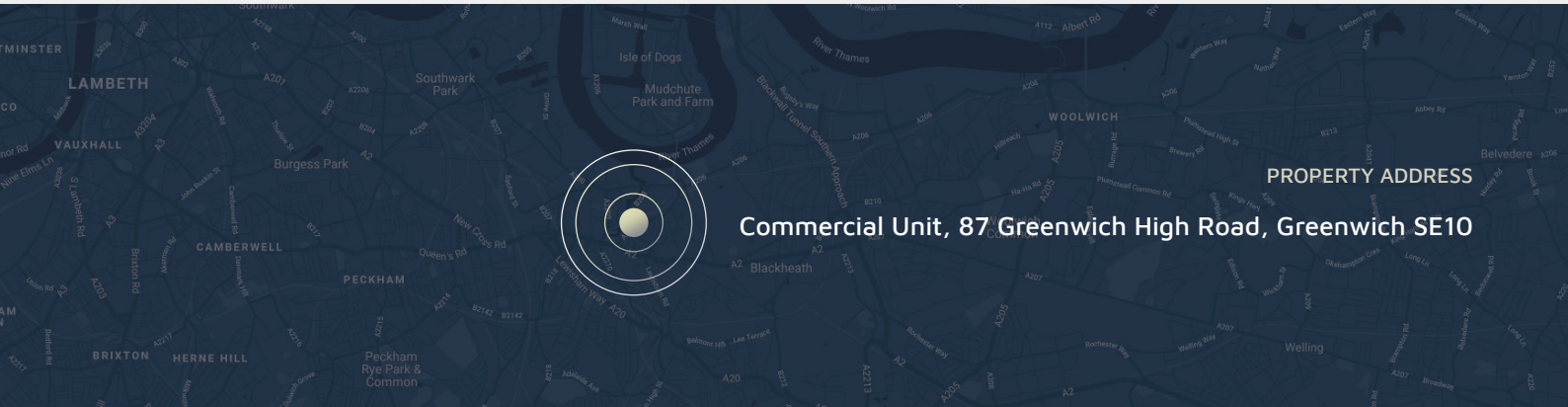
This prominent unit is located over the **ground floor** of a new development by TLS. The property offers an **attractive double frontage** and extends **1,450sqft**. The space is brand-new and currently fitted to shell and core condition with capped services. **Immediate occupation is available**, and our client would consider undertaking fit out works for an incoming tenant.

The property is suitable to a range of tenants as it benefits from **Class-E use**. We feel a quality occupier would thrive here with a **diverse customer base** with local residents, tourists and local workers. Uses could include a **restaurant, café, PT/yoga studio or medical/office space**.

LOCATION

The property is located along **Greenwich High Road (A206)**. GHR connects Deptford Bridge (A2) into **Greenwich Market**. The area has become one of the most desirable locations to live, visit and socialise and is rapidly seeing a rise in quality new build developments.

Accessibility is excellent to the property with **Greenwich station (National Rail & DLR services) just a 5-minute walk to the east (0.2 miles)**. With the rise in working from home, locations such as this have become extremely popular with new occupiers with footfall increased.



PROPERTY ADDRESS

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FLOOR PLANS

Available upon request.

BUSINESS RATES

The **property is yet to be rated by the VOA.** Interested parties should contact Greenwich Council for further information**.**

TERMS

We are inviting offers in excess of **£30,000pax (£20.69psf) for a new FRI lease** which will be direct with the landlord. Our client will also expect a minimum of **3-months' rent deposit** to be held for the duration of the term.



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