

PROMINENT CLASS E FREEHOLD FOR SALE

GREENWICH

2 GREENWICH CHURCH STREET

Description

Greenwich town centre is an affluent and highly desired residential hub for London commuters, a major tourist hotspot with an abundance of world-famous attractions and places of interest. It is also bustling with student life being home to the University of Greenwich.

The property is located on a prominent but secondary pitch within Greenwich Town Centre, the pitch is well represented by restaurants and food operators. Notable retailers nearby include **Bill's**, **Pizza Express**, **Greggs**, **Grind**, **Franco Manca** and **Amorino**. Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first and basement floors, providing the following approximate areas:

Ground Floor Sales	1,285 sq. ft. (119.38 sq. m)
Ground Floor Ancillary	521 sq. ft. (48.40 sq. m)
First Floor Ancillary	342 sq. ft. (31.77 sq. m)
Basement Ancillary	1,107 sq. ft. (102.84 sq. m)
Total	3,255 sq. ft. (302 sq. m.)

The upper floors have been sold off on two long leaseholds dated 11 August 2016 and 28 June 2007 for a term of 125 years. Both leases have ground rents of £100 per annum.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£590,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

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

Rateable Value	£52,500
UBR (24/25)	0.546p

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

EPC

This property has an EPC rating of D 76. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**

freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**

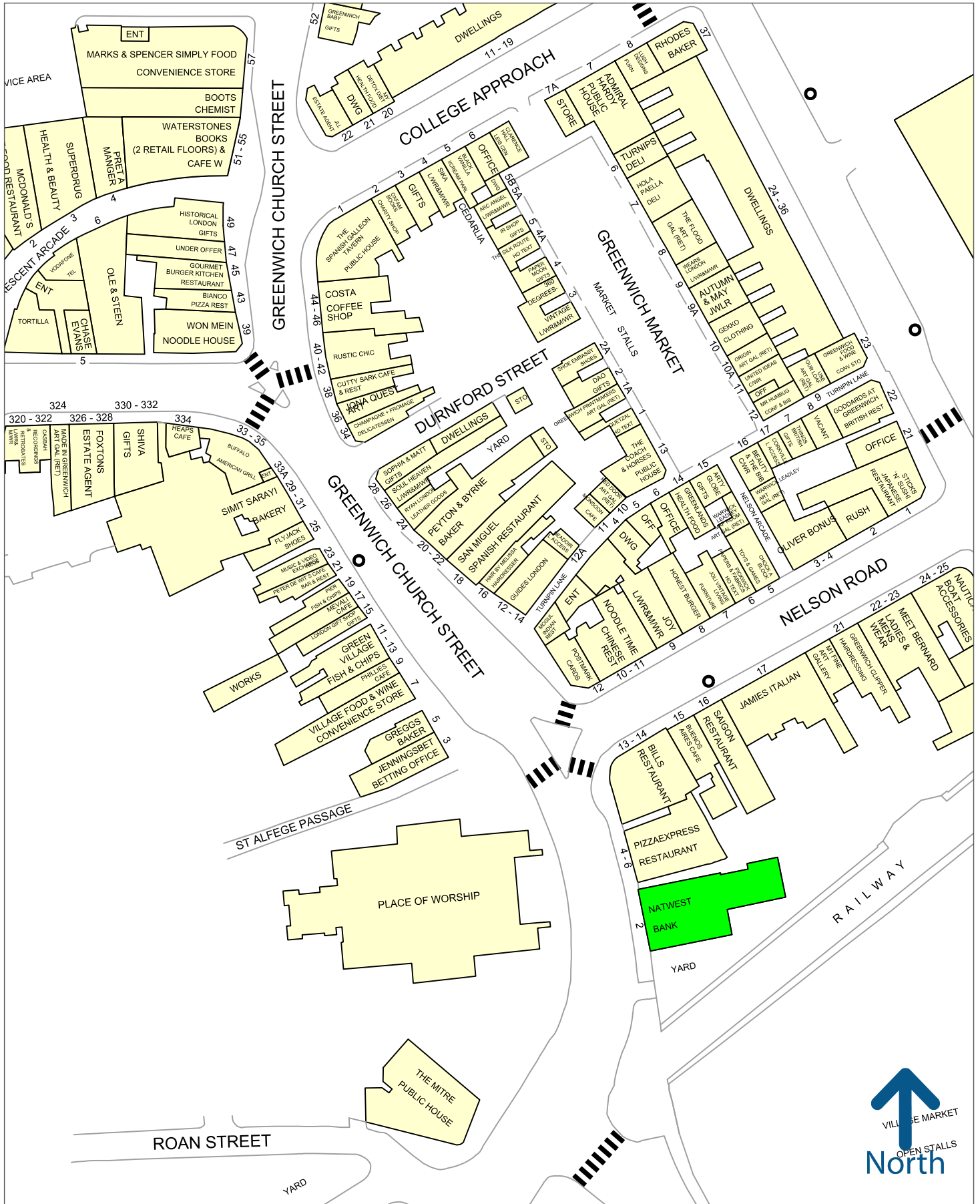
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

Experian Goad Plan Created: 02/05/2024
Created By: Green and Partners



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