

FULLY FITTED GYM SUITABLE FOR OTHER USES, SUBJECT TO PLANNING  
AVAILABLE BY LEASE ASSIGNMENT OR A NEW LEASE

6 LOVIBOND LANE GREENWICH LONDON SE10 9FY



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Greenwich is a town in South East London and it is approximately 5.5 miles southeast of Charing Cross.

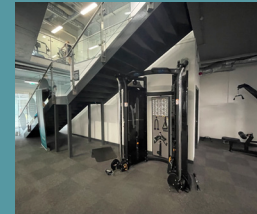
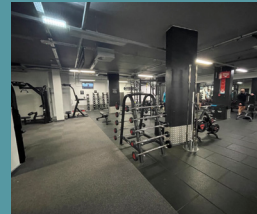
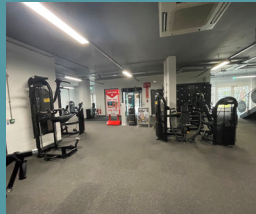
The premises are located at the Southern End of Lovibond Lane which is a pedestrianised cut through providing access to Greenwich High Road (A206) and Greenwich DLR train station.

Surrounding occupiers include **Travelodge, Bright Horizons, Banh Mi Leo, Davy's Wine Vault, London Naru Korean Deli** and **18Grams Coffee**.

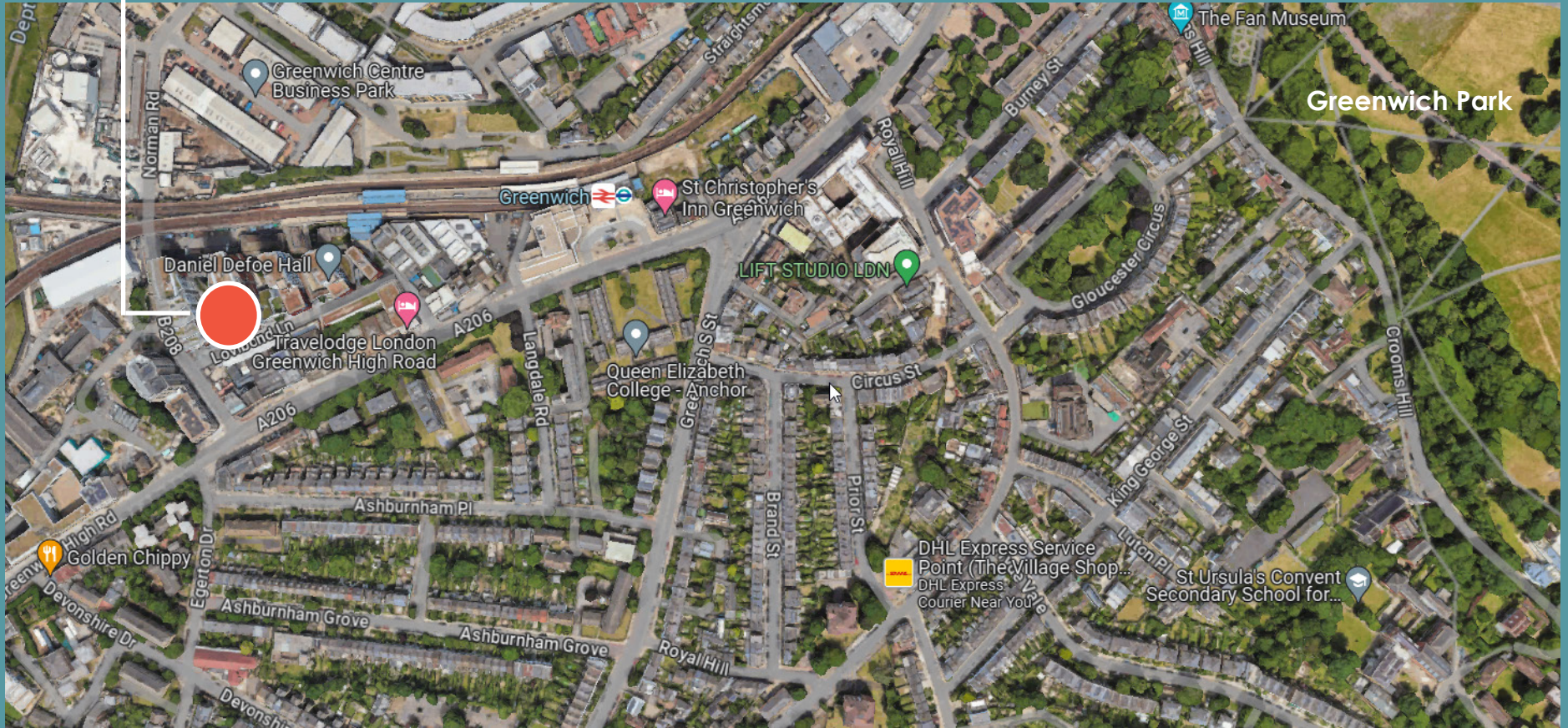
The premises benefit from excellent transport links with Greenwich Mainline and DLR stations being a 2 minute walk away. Uber Boats (by Thames Clipper) and numerous bus routes also serve the area.

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<b>TERMS</b>	15 year lease commencing 15th December 2014 and expiring 15th December 2029.		
<b>RENT</b>	£238,245 pa		
<b>FLOOR AREAS</b>	Lower Ground Floor	404.5 sq m	4,354 sq ft
	Upper Ground Floor	1,010.3 sq m	10,874.8 sq ft
	Total Area	1,386 sq m	14,918 sq ft
	<b>Floor plans available on request</b>		
<b>EPC</b>	Band B(31)		
<b>RATEABLE VALUE</b>	£216,000 (2023)		
<b>SERVICE CHARGE</b>	£3,416 pa		
<b>INSURANCE</b>	£446 pa		
<b>VIEWING</b>	Staff unaware - viewing by appointment only:		
	<b>Andrew Criss</b>	07831 213 396	
	andrewc@jacksoncriss.co.uk		
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## Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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