

## TO LET RETAIL OPPORTUNITY (CLASS E)

27 Winslade Way  
Catford SE6 4JU



### Contact

James Hutton – 020 7079 1941  
james.hutton@rapleys.com

Tim Richards – 020 7049 9447  
tim.richards@rapleys.com

**Location**

The subject property is well located in the heart of the Catford Shopping Centre. Catford is home to a variety of occupiers, including: Tesco, Iceland, Holland and Barrett and the Catford Mews Art House cinema and bar.

**Description**

A ground floor retail unit with first floor storage and access to a loading area. The property is suitable for any use within Class E.

**Terms and Tenure**

A new flexible lease is available from the landlord on terms to be agreed. The lease to be excluded from the provisions of the 1954 Landlord and Tenant Act. A term of up to ten years may be available.

£18,500 per annum exclusive of VAT

**Service Charge**

Circa £7,000 per annum

**Identity Checks/AML**

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

**Rating**

We are advised that the Rateable Value for the property is £10,000 and rates payable is circa £4,990 annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

**Energy Performance**

Energy Performance Asset Rating – D-98

**Viewing**

Strictly by appointment with the sole agent, Rapleys LLP.

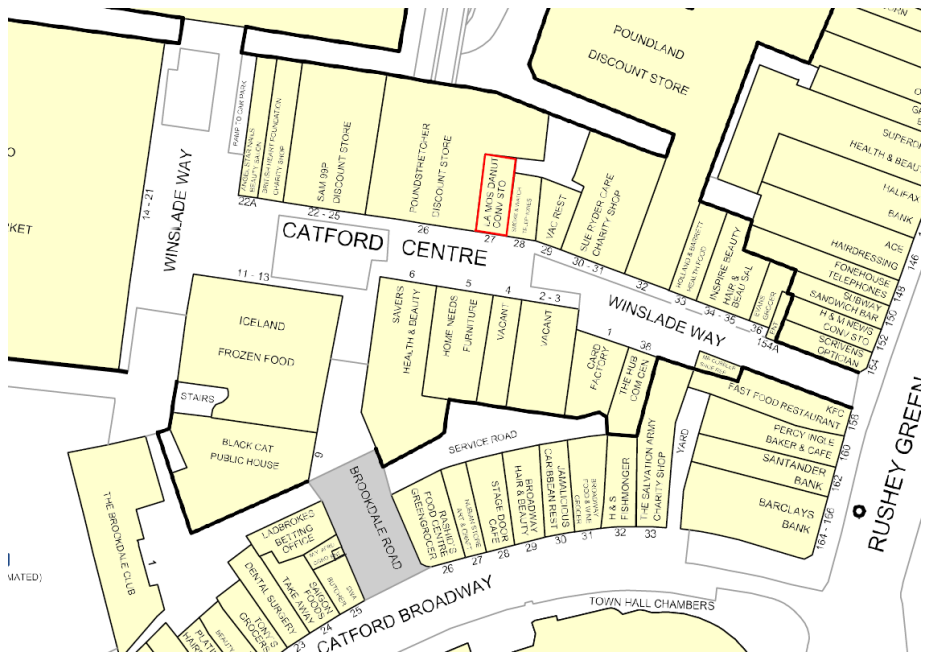
**Accommodation**

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total</b>	<b>72.67</b>	<b>782</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

- Toilet
- Sprinkler system (not tested)
- Fire alarm (not tested)
- CCTV (not tested)
- Roller Shutter
- First Floor loading bay and storage
- Large public shoppers car park





For further details contact:  
James Hutton – 020 7079 1941  
james.hutton@rapleys.com  
Tim Richards – 020 7409 9447  
tim.richards@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.  
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,  
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.  
Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 100004619.  
Misrepresentation Act: These particulars are produced in good faith and believed to be  
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their  
accuracy and they are not intended to form any part of a contract. No person in the  
employment of Rapleys or their joint agents has authority to give any representation or  
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These  
particulars were produced in April 2024.

rapleys.com  
0370 777 6292

**RAPLEYS**