

TO LET RETAIL UNIT

17/18 Catford Broadway
London, SE6 4SN



Contact

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Location

The subject property is located on Catford Broadway, next to Costa Coffee. A shoppers car park is located to the rear of the property, accessed by an alleyway. Catford is home to a variety of occupiers, including: Tesco, Iceland, Holland and Barrett and the new Art House cinema and bar. Catford and Catford Bridge railway stations are both within half a mile of the property and provide frequent services to London Bridge, Blackfriars and London Charing Cross. There are bus stops nearby which provide regular services to the local area and further afield. Catford Island is also nearby and includes McDonald's, Lidl and JD Sports. Catford is prominently located on the South Circular (A205).

Description

This is a rebuilt interconnecting pair of shops with good basements, suitable for any use within Class E. Café, food and drinks will be considered along with ordinary retail uses. The shops are available separately or together.

Terms

A new lease is available from the landlord on terms to be agreed.

The lease is to be excluded from the provisions of the 1954 Landlord and Tenant Act. Length of lease by negotiation.

Tenure

Unit 17 - £20,500 per annum exclusive

Unit 18 - £26,000 per annum exclusive

Units 17 & 18 - £43,000 per annum exclusive

VAT

The property is not currently VAT elected however the landlord reserves the right to charge VAT in the future.

Rating

We are advised that the Rateable Value for the property is £33,500 and rates payable is circa £8.30 psf.

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.

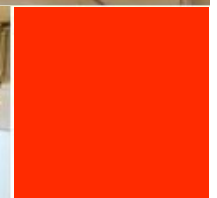
Energy Performance

Energy Performance Asset Rating

Unit 17 – C

Unit 18 - TBC

- Extraction
- Three phase electricity
- Automatic roller shutters
- Demised bin store
- Ventilation
- Gas
- WC's



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 17		
Ground Floor	38.6	416
Basement	41.8	450
Total	80.5	866
Unit 18		
Ground Floor	62.2	669
Basement	43.2	465
Total	105.4	1,134
Overall Total	185.9	2,000

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.

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.



Total Area

185.9 sq m

2,000 sq ft





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