

## TO LET RETAIL UNIT

Former Cinema, Bar and Kitchens  
32 Winslade Way, London, SE6 4JU



### Contact

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## Location

This property is located in the heart of the Catford Shopping Centre. Catford is home to a variety of retail occupiers, including Tesco, Iceland, Holland and Barrett and the Card Factory.

## Description

This was previously let to a cinema and the fit out has been retained.

The current planning use is cinema which is Sui Generis. Interested parties must make their own enquiries and application for change of use.

Not currently used, this property also includes a second entrance from Holbeach Road to the rear.

Copious public car parking is available in an adjacent multi-storey block.

## Energy Performance Rating

Energy Performance Asset Rating – C(75)

## Tenure

Leasehold.

## Terms

A new lease is available direct from the landlord for a term to be agreed.

- Rent from £57,000 per annum.
- £56,235.56 service charge contribution per annum.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate

## 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 £32,250.

The UBR for 2024/25 is 49.9p in the £.

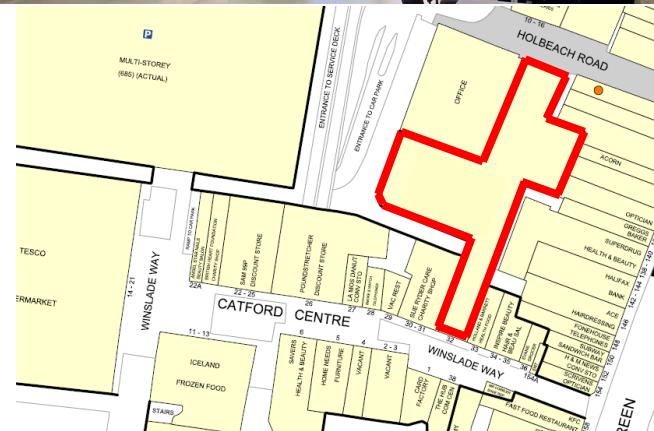
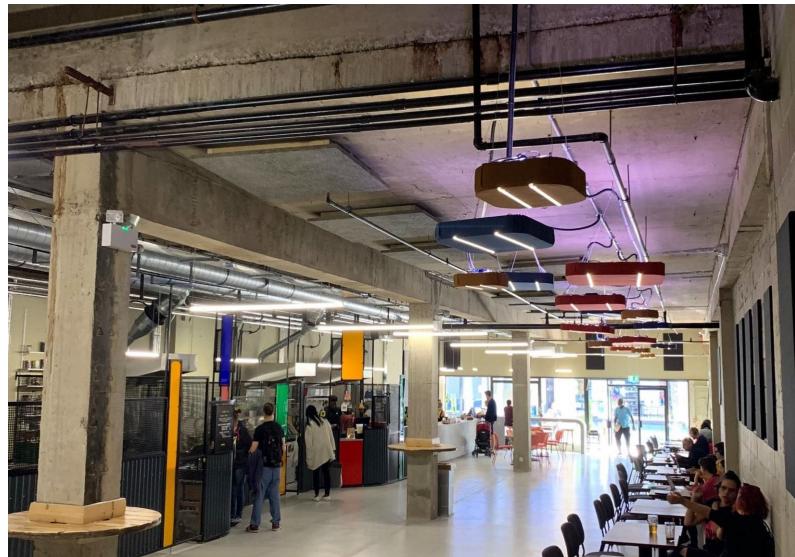
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

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

## Viewing

Strictly via the sole letting agent only.

- Fitted out as a cinema plus bar, coffee area and fast food concessions
- Main entrance and frontage within Catford Shopping Centre
- Busy retail and leisure location



## Accommodation

The property comprises the following approximate floor areas

	Sq m	Sq ft
Ground floor	1,568	16,878
First Floor	372	4,007
<b>Total</b>	<b>1,940</b>	<b>20,885</b>

Note: These 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



For further details contact:

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