

## TO LET RETAIL UNIT

17 Catford Broadway  
London SE6 4SN

### Key information

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

### 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

The property comprises a rebuilt shop with good basement, suitable for any use within Class E. Café, food and drinks will be considered along with ordinary retail uses.

## 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.

## Rent

£23,000 per annum exclusive.

### Rateable Value

We are advised that the Rateable Value for the property is £14,750 and the UBR for 2025/26 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.

VAT

VAT at the prevailing rate will be charged on all figures quoted.

## Energy Performance

Energy Performance Asset Rating - C

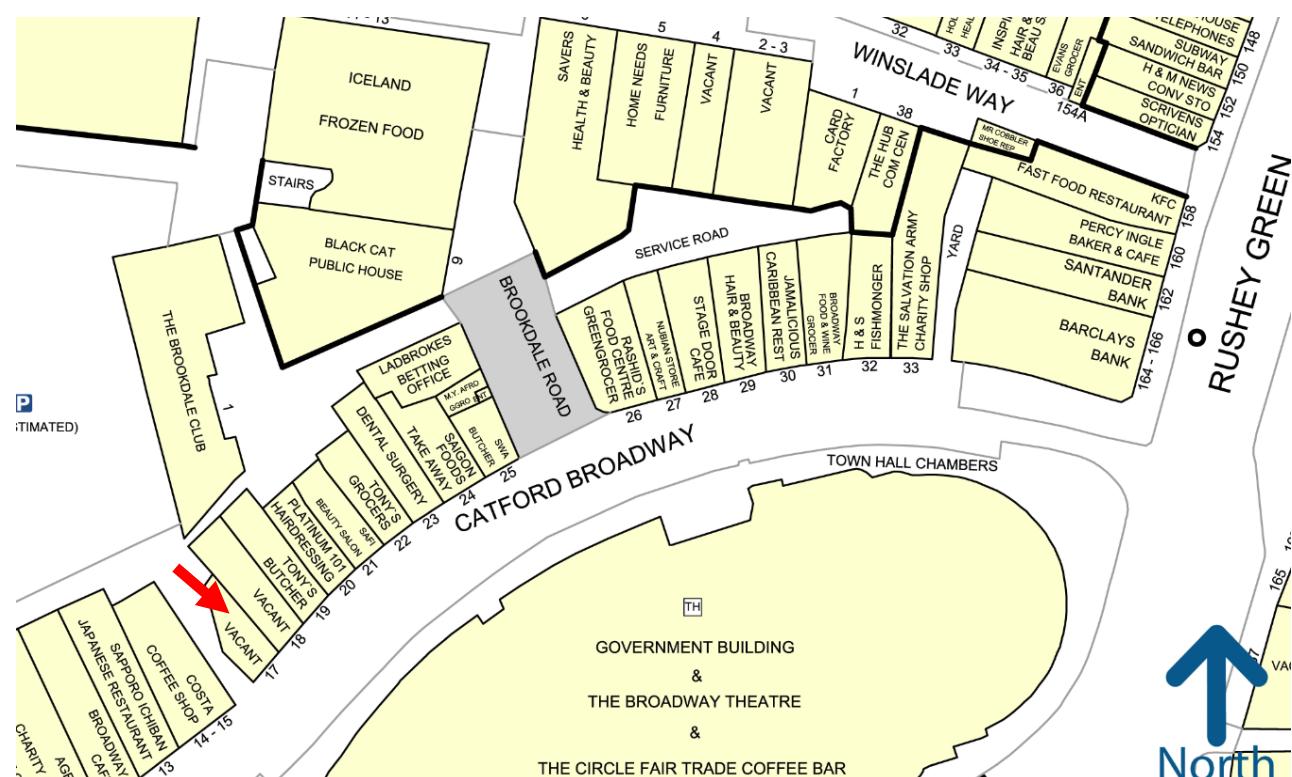
## Identity Checks/AML

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.

## Viewing

Strictly by appointment via the sole agent.



## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	38.6	416
Basement	41.8	450
<b>Total</b>	<b>80.5</b>	<b>866</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. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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