

TO LET : DOUBLE FRONTED TOWN CENTRE RETAIL UNIT



**Retail Unit (Class E)
with extensive frontage**

5,774 SQ FT (536.3 sq m)

23-24 Winslade Way
Catford Centre
Catford
London SE6 4JU

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 a soon to be opened new Art House cinema and bar.

Access to the Centre is via Winslade Way off Rushy Green and Brookdale Road, off Catford Broadway. The property is highly visible from both points of entry to the Centre and benefits from high levels of footfall. Ample parking is available in the car park adjacent to Tesco.

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).

Use - Important Notice

On 1st September 2020 a new Use Class E was introduced in England. This incorporates the old use classes A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, light industrial, office, café, restaurant, training, R&D, creche/nursery, fitness, health and medical services without planning consent for change of use. All uses are subject to Landlord approval.

Description

The property is arranged in a predominately open plan format on the ground floor, with staff facilities, offices, etc at first floor level. The property also has access to a first floor loading area to the rear of the property. The property is suitable for any use within Class E. *The Landlord might split the unit into two.*

Be advised 25-26 Winslade Way (8,239 sq ft) is also available and can be taken separately or in conjunction with this unit.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

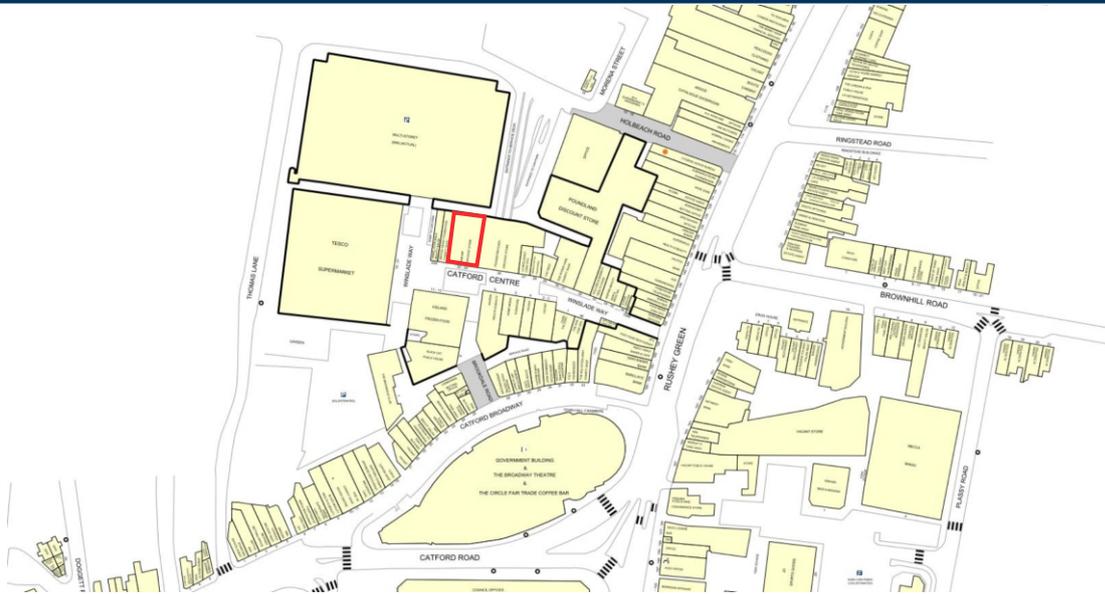
Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation Services
duncanpreston@astonrose.co.uk

23-24 WINSLADE WAY, CATFORD CENTRE, LONDON SE6 4JU



Amenities

The property benefits from the following amenities:

- Town centre location
- Highly visible from both entrance points to the shopping centre
- Double fronted unit
- WCs and staff kitchen area
- Storage area

Term

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. All new leases will include a Landlord's rolling break from July 2026. This is to enable the whole shopping centre to be redeveloped.

Rent

£55,000 per annum exclusive.

Service Charge

A service charge is paid for the maintenance and upkeep of the shopping centre. The service charge is currently running at £27,266.40 per annum.

Business Rates

The property has a rateable value of £69,000. Interested parties are advised to verify this information for themselves with the London Borough of Lewisham. Rates payable are estimated at £34,776 for the year 2019-2020.

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of C (69).

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in a transaction.

Viewing

Strictly by appointment only through sole letting agents, Aston Rose:

Tim Richards

020 7629 1533

timrichards@astonrose.co.uk

Harry Batt

020 3026 4095

harrybatt@astonrose.co.uk

Subject to Contract
May 2021

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation Services
duncanpreston@astonrose.co.uk