

# TO LET : REBUILT RETAIL PREMISES, SE6



## RETAIL UNITS (Class E)

866 - 2,000 SQ FT

**17/18 Catford Broadway**  
London  
SE6 4SN

### 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.

	Ground	Basement	Total
Number 17	416 sq ft	450 sq ft	866 sq ft
Number 18	669 sq ft	465 sq ft	1,134 sq ft



### Amenities

- Extraction
- Three phase electricity
- Automatic roller shutters
- Demised bin store
- Ventilation
- Gas
- WCs

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

**Aston Rose, part of Rapleys 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**  
timrichards@astonrose.co.uk

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

 **Lease Advisory**  
robcragg@astonrose.co.uk

 **Valuation Services**  
duncanpreston@astonrose.co.uk

# TO LET : REBUILT RETAIL PREMISES, SE6



## 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.

## Term

A new 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. Length of lease by negotiation.

## Rent

£24,000 per annum exclusive for number 17.  
£33,000 per annum exclusive for number 18.  
£49,000 per annum for both shops together.

## Business Rates

The current rateable value for the property is £35,000. This equates to business rates of approximately £8.96 psf.

## Energy Performance Certificate (EPC)

TBA

## Legal Costs

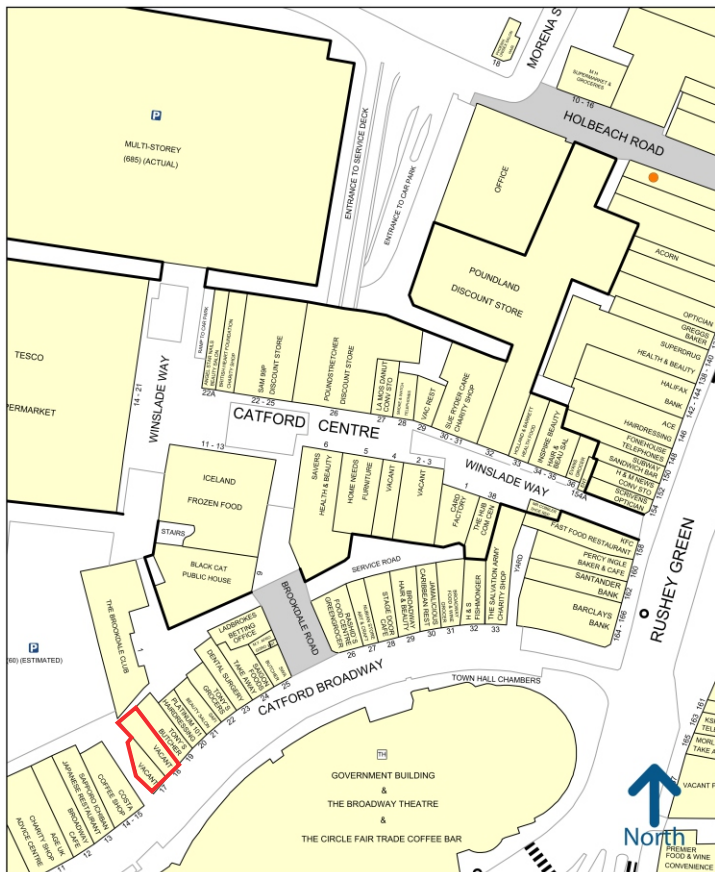
Each party to be responsible for their own legal and professional costs incurred in a transaction.

## Viewing

Strictly by appointment only through the sole letting agents, Aston Rose, part of Rapleys:

**Tim Richards** T: 020 7629 1533  
E: timrichards@astonrose.co.uk

**James Hutton** T: 020 7079 1941  
E: jameshutton@astonrose.co.uk




Aston Rose, part of Rapleys 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**  
timrichards@astonrose.co.uk

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

 **Lease Advisory**  
robcragg@astonrose.co.uk

 **Valuation Services**  
duncanpreston@astonrose.co.uk