

TO LET – RETAIL OPPORTUNITY (CLASS E)



Retail Space

782 sq ft (72.67 sq m)

27 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 the Catford Mews Art House cinema and bar.

Description

A ground floor retail unit with first floor storage and access to a loading area. The property is suitable for any use within Class E.

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. A term of up to ten years may be available.

Rent

£18,500 per annum exclusive of VAT.

Service Charge

Circa £7,000 per annum

Amenities

- Toilet
- Sprinkler system (not tested)
- Fire alarm (not tested)
- CCTV (not tested)
- Roller Shutter
- First floor loading bay and storage
- Large public shoppers car park

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

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

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Business Rates

Rateable value £10,000 annum. Rates payable will be in the order of £4,990 per annum. This property may be subject to small business rates relief whereby the tenant pays zero rates. Parties must make their own enquiries.

Energy Performance Certificate (EPC)

D-98

Legal Costs

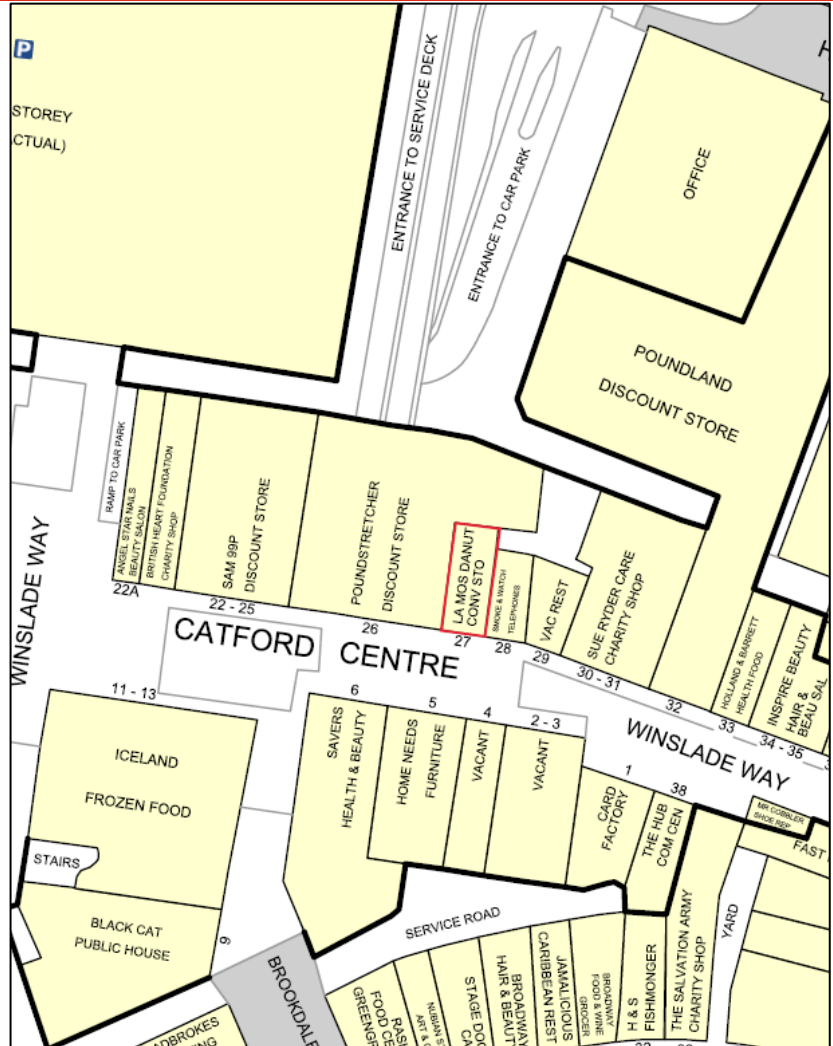
Each party to be responsible for their own legal and professional costs incurred in a transaction

Viewing

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

James Hutton T: 0207 079 1941
E: jameshutton@astonrose.co.uk

Tim Richards T: 0207 409 9447
E: timrichards@astonrose.co.uk



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. The Landlord is not obliged to accept any of these uses.

Subject to Contract
November 2023

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