

CATFORD

121 RUSHEY GREEN

SE6 4AA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

FREEHOLD INVESTMENT FOR SALE DEVELOPMENT POTENTIAL – SUBJECT TO PLANNING PERMISSION

Location

Catford forms part of the London Borough of Lewisham and is a densely populated suburb located approx. 4 miles south-east of Central London. The property is situated on Rushey Green (A21) close to the junction with Ringstead Road. Catford and Catford Bridge rail stations are a short distance to the south-west. Occupiers close by include Argos, Boots, Savers, Superdrug, Greggs, Boots Opticians and Specsavers.



Description

Comprises a mid-terrace building arranged on basement, ground, first, second and third floor level. The property is currently occupied as an estate agent's t/a Mann Countrywide and benefits from a lock-up garage to the rear approached via a shared access courtyard known as Florist Mews.

Our clients consider that the property offers considerable scope for development for the conversion of the upper parts into residential units subject to the grant of planning permission.

Accommodation

(with approximate dimensions and floor areas)

Basement	200 sq ft	18.58 sq m
Ground Floor	300 sq ft	27.87 sq m
Kitchenette & WC		
First floor	332 sq ft	30.84 sq m
Second floor	335 sq ft	31.22 sq m
Third Floor	<u>354 sq ft</u>	<u>32.88 sq m</u>
Total:	1,521 sq ft	141 sq m

Garage (not measured)

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: 4045

Tenancy

The entire property is let on a full repairing and insuring lease to Countywide Estate Agents for a term of 5 (Five) years from the 13th December 2017 at a rental of £17,600 (Seventeen Thousand Six Hundred Pounds) per annum exclusive. A copy of the lease is available on request.

We are advised that the tenants are part of the Countrywide Property Group and have an annual turnover of £627m (December 2018) trading from approximately 650 locations across the UK.

Price

£400,000 (Four Hundred Thousand Pounds) for the Freehold interest, subject to the lease granted as outlined above.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



121 Rushey Green
LONDON
SE6 4AA

Certificate Reference Number:
0493-7591-6030-0200-9803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

124 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	242
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	100.76
Primary energy use (kWh/m ² per year):	596.02

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

77 If typical of the existing stock

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:

Adrian Tutchings
Mandeep Cheema

Email:

commercialproperty@linays.co.uk
mc@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.