

# CATFORD, LONDON

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# LINAYS

COMMERCIAL

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**FORMER DANCE SCHOOL – DEVELOPMENT OPPORTUNITY  
APPROX 2,800 SQ FT (260.12m<sup>2</sup>) (SUBJECT TO PLANNING PERMISSION)  
FREEHOLD FOR SALE**

## Location

Situated in a prominent position and in close proximity to both Catford and Catford Bridge Railway Stations and only a short distance from the established retail and catering establishments located within Rushey Green and central Catford.



## Description

Comprises a substantial period property formerly used as a dance school which it is considered, subject to Planning Permission could be adapted to provide a substantial five bed roomed house. The property is in need of modernization and decoration but has retained a number of period features including high ceilings and sash windows. The property has the benefit of gas central. To the rear there is a private garden and to the front a paved parking area.

## Accommodation

(with approximate dimensions and floor areas)

The ground floor consists of two large rooms, a kitchen and WC. The first floor consists of five rooms and a bathroom. There is a loft at second floor level.

**Total floor area approx.: 2,800 sq ft 260.12 m<sup>2</sup>**

## Price

£Price Upon Application for the freehold interest.

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/Lesseees 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/Lesseees 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

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the Council Tax rates are currently assessed as Band F.

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

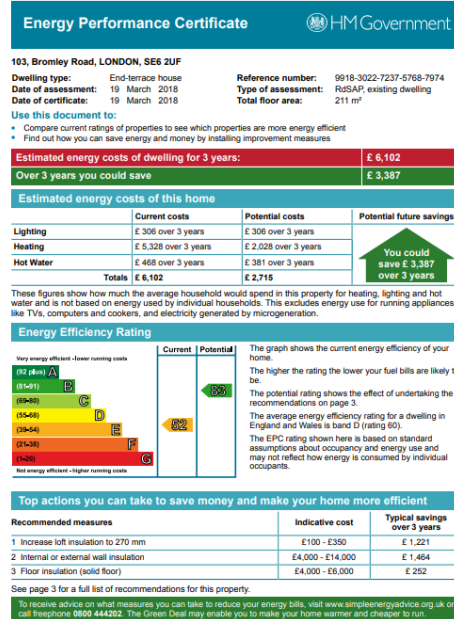
## VAT

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

## Notes

We understand that the property was most recently used as a dance school. Alternative uses would need the appropriate Planning Permission. Please contact Lewisham Borough Council for further information.

## Commercial Energy Performance Certificate



## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
 Adrian Tutchings  
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