

CATFORD

28 RUSHEY GREEN

SE6 4JF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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TO LET – RETAIL / OFFICE PREMISES – CORNER POSITION

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 offering services to West Hampstead, Blackfriars, St Pancras International and Sevenoaks.



Description

The premises are situated in a prominent corner position at the end of an established parade. The available accommodation is set out over ground floor level, arranged internally to provide front retail space.

The premises benefits from roller shutter security and prominent glazed frontage.

We believe the premises would be suitable for a wide variety of business including retail or professional services.

Accommodation

(with approximate dimensions and floor areas)

Sales Area	323 sq.ft	(30.1 sq.m)
Ancillary Storage	192 sq.ft	(17.9 sq.m)
WC		

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£18,000 (Eighteen Thousand Pounds) per annum exclusive**, payable quarterly in advance.

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: 5273

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £3,550.14 (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly. Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the Business Rates section of London Borough of Bromley.

Commercial Energy Performance Certificate

28 Rushey Green LONDON SE6 4JF	Energy rating C
Valid until 11 March 2028	Certificate number 0230-0238-2539-6007-8002

Legal Costs

The ingoing tenant is to be responsible for a contribution towards the Landlords legal fees in respect of this transaction.

Viewings

Available by prior appointment via Linays Commercial Limited.

VAT

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



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