

CATFORD

28 RUSHEY GREEN

SE6 4JF

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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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)

Approx Floor Area 430 sq.ft (40 sq.m)

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.

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

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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.

VAT

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

Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:
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