

CATFORD

240-242 BROWNHILL ROAD

SE6 1AU

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – GROUND FLOOR DOUBLE FRONTED RETAIL / CLASS E PREMISES

Location

Catford is a busy and densely populated suburb within the London Borough of Lewisham and located approximately 4 miles south of Central London. The town is conveniently located along the A205 (South Circular Road) providing easy access to other parts of London and the motorway network. The subject property occupies a main road position with excellent levels of passing traffic. The general character of the area comprises a mixture of commercial and residential properties within an established parade serving the local catchment.



Description

The premises are arranged over ground and basement floor level within a mixed-use building. Externally, the property benefits from an allocated front forecourt area. Internally, the premises are effectively in shell condition and require fitting out to a Tenants preferred specification. The current layout provides sales area, kitchenette and WC. The basement is accessed via a trap door and is suitable for use as storage space. It should be noted that no.242 has a raised floor which results in a change of floor level between both units.

Accommodation


(with approximate dimensions and net internal floor areas)

Total Floor Area:	757sq.ft	70.3sq.m
Basement Storage:	273sq.ft	25.4sq.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 **£16,000 (Sixteen Thousand Pounds) per annum exclusive.**

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

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the premises are held under two separate assessments and the rates payable on the premises are;</p> <p>240 Brownhill Road: £5,239.50 242 Brownhill Road: £5,364.25 (2023/24 assessment).</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Legal Costs	Viewings
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	<p>Available by prior appointment via Sole Agents:</p>
VAT	 <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p>
<p>We have been advised by our clients that the property is not elected for VAT.</p>	