

CATFORD

239 BROMLEY ROAD

SE6 2RA

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – REFURBISHED RETAIL /CLASS E USE PREMISES – MAIN RD

Location

Catford is a busy south-east suburb situated within the London Borough of Lewisham located approx. 7 miles from Central London to the north of Beckenham and the east of Sydenham. The subject property occupies a prominent main road position with excellent levels of passing traffic within an established parade at the junction with Randlesdown Road and Bellingham Road.

Bellingham Railway Station is situated 250 meters from the property offering Thameslink Services. In addition, an extensive bus network links Catford with Greater London and the immediate locality.

The general character of the area offers a mixture of established commercial properties and residential dwellinghouses. The building is not listed, nor does it fall within a conservation area.



Accommodation

	Sq.Ft	Sq.m
Total Ground Floor Area	538	50

Description

Comprises the ground floor of a three storey, mid terrace period style building of traditional brick construction with painted elevations and feature stonework set beneath a pitched roof. The ground floor has been refurbished ready for an ingoing tenant to fit out to their preferred layout and specification. Internally, the premises are arranged to provide front sales area, rear ancillary storage space and WC. Externally, a front forecourt and rear yard with concrete hard standing is available for an occupiers use. Features include aluminum shopfront, electric security shutters and gas supply (all untested).

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

Terms	Commercial Energy Performance Certificate
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 £17,000 (Seventeen Thousand Pounds) per annum exclusive, payable quarterly in advance.	
Rating Assessment	Internal Photo
We understand from the Valuation Office Agency (VOA) website that the rates payable are £4,341.30 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Occupiers may be able to obtain <u>100% relief</u> from the payment of Business Rates under the current Small Business Rate Relief incentive and should contact the London Borough of Lewisham.	
Legal Costs	Viewings
Each party is to be responsible for the payment of their own legal and professional fees.	By prior appointment via Linays Commercial Limited. Contact: Mandeep Cheema Email: mc@linays.co.uk
VAT	
We have been advised by our clients that VAT will not be payable.	