



TO LET

88 Rushey Green
Catford
London
SE6 4HW

Retail Area 286.42sq m – 3,083sq ft
Basement 249.53sq m – 2,686sq ft





Location

The subject property is located at the Southern end, Western side of Rushey Green (A21) (which is effectively being Catford High Street) between its junctions with Wildfell Road to the North and Ringstead Road to the South and approximately 250 yards from the Catford Gyratory system.

This is a good retail area, with nearby occupiers including Boots, Poundland, Pure Gym, Nandos and Costa Coffee.

The A21 itself, linking directly, to the South, with the major district centre of Bromley and beyond that, the M25 motorway network (Junction 4). Whilst to the North, Lewisham and onwards into London.

The area also benefits from good public transport links, with numerous bus routes passing the property and both Catford and Catford Bridge Railway stations being approximately 1 mile away.



Description

The property comprises a large double shop unit, with large, very useable basement. Within the basement is a kitchen, 2 x W.Cs, and a shower room.

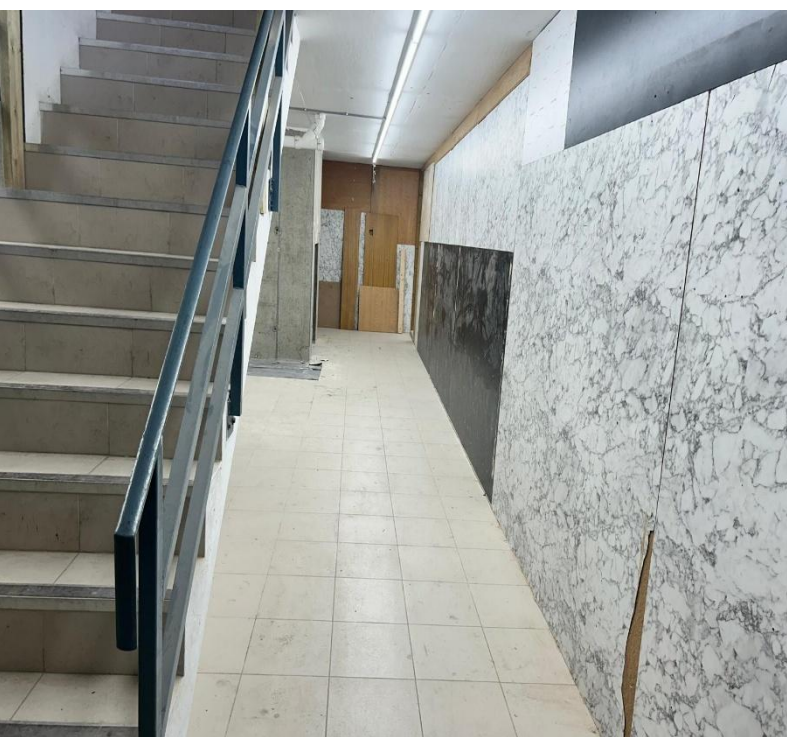
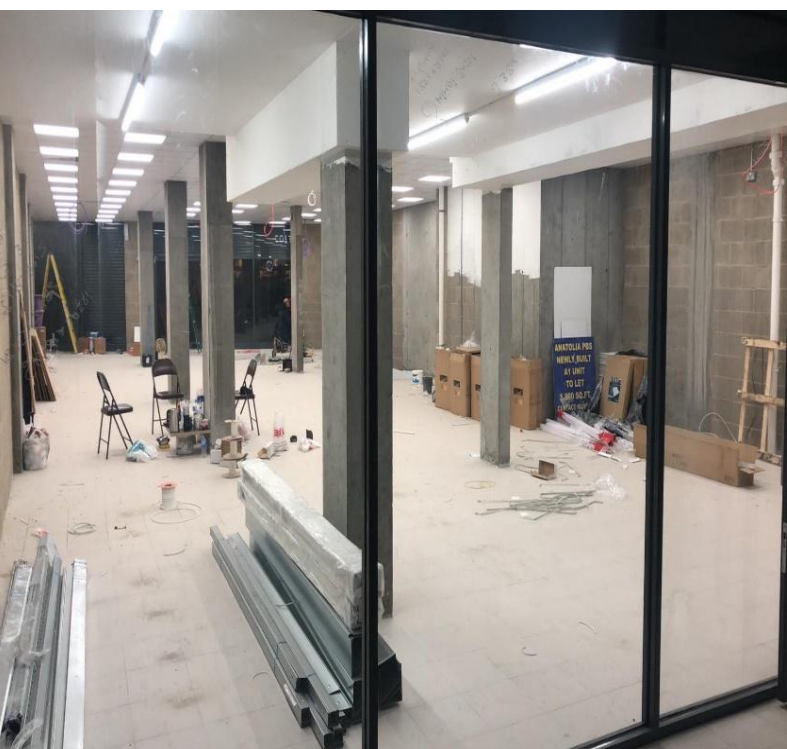
The building is in excellent decorative order throughout, with tiled floors, suspended ceiling and LED lighting to the ground floor. Additionally, with tiled floors and strip lighting to the full height of the basement.

The basement is currently partitioned to create 2 main areas, but this could readily be removed to create one open plan space.

The premises benefit from electric roller shutters, CCTV, rear access, a metre wide strip of forecourt and 1 parking space.

Given the size of the unit, it is conserved that it would be suitable for a range of occupiers from retailers to gyms/the fitness industry amongst others.





Property Use

The property is believed to have E class use.

Rent

£91,000 Per Annum Exclusive.

Business Rates

The property is entered in the 2023 rating list with a rateable value of £53,500, Interested parties should contact the local authority to confirm the rates payable.

Accommodation

The premise affords the following approximate NIA (Net Internal Areas):

Ground floor

Retail area 286.42sq m – 3,083sq ft

Basement

Ancillary space 249.53sq m – 2,686sq ft

Kitchen

2 x W.C

Shower

Property Terms/Tenure

Available on a new FR&I lease for a term to be agreed.

VAT

Vat is not payable on the rent.

EPC

An EPC has been commissioned.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

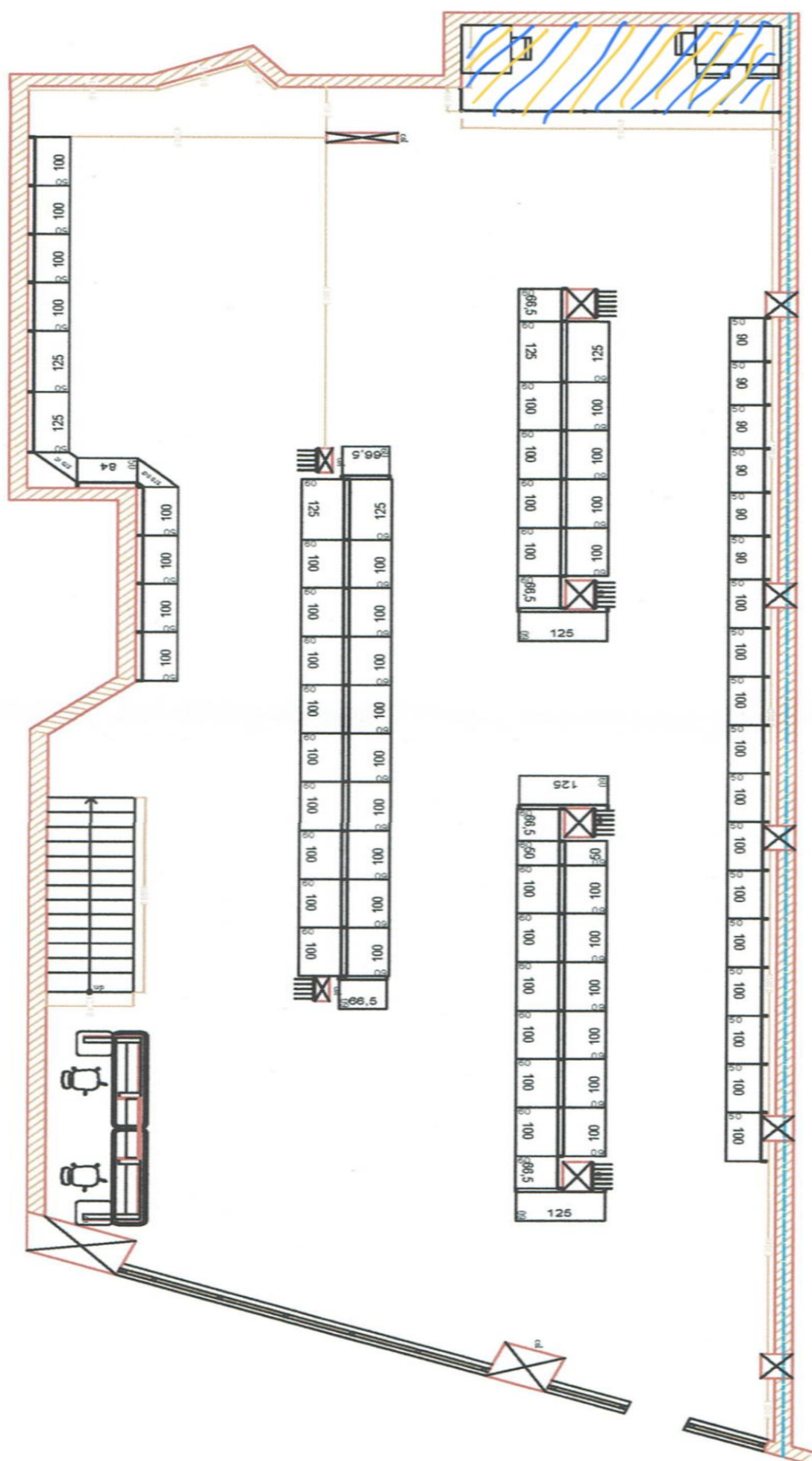
Strictly by prior arrangement with sole agents on 0208 858 9303:

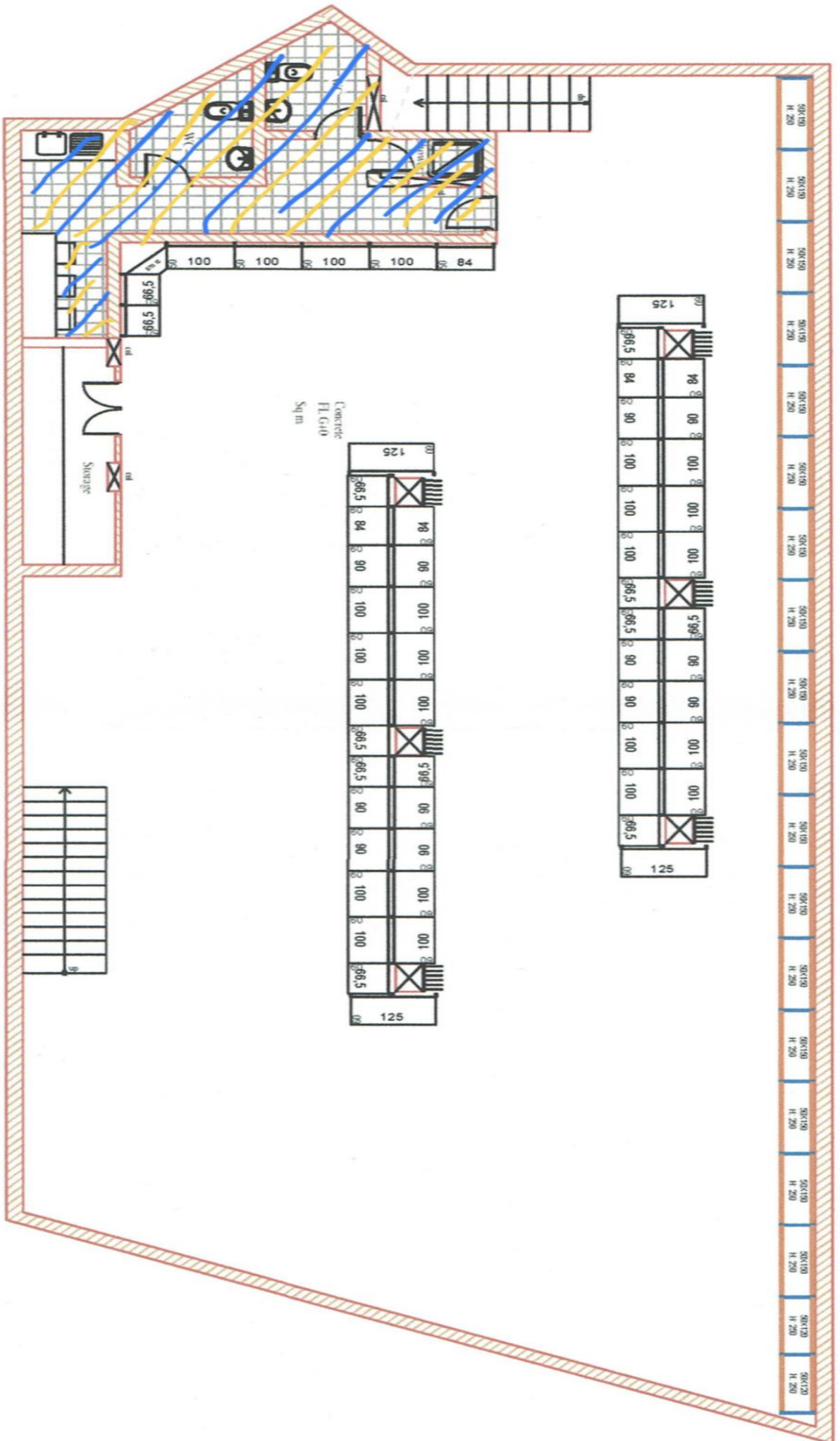
Ben Lewis

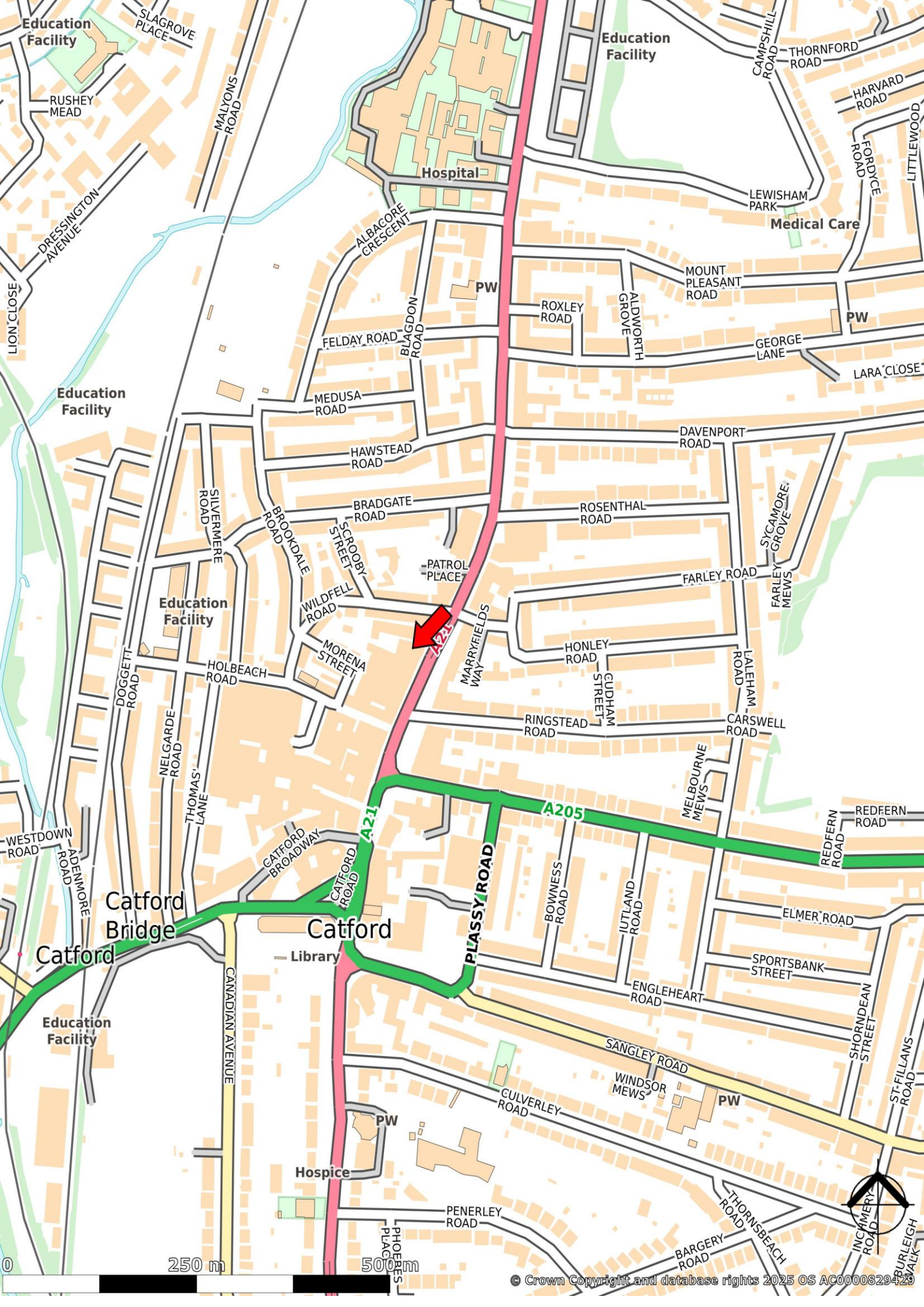
b.lewis@hindwoods.co.uk

CG6268









Education Facility

Education Facility

Hospital

Medical Care

Education Facility

Education Facility

Education Facility

Catford

Library

Hospice