

TO LET : DOUBLE FRONTED TOWN CENTRE RETAIL UNIT



5,774 SQ FT

**23-24 Winslade Way
Catford Centre
Catford
London SE6 4JU**

Location

The subject property is well located in the heart of the Catford Shopping Centre. Catford is home to a variety of occupiers, including: Tesco, Iceland, Holland and Barrett and a soon to be opened new Art House cinema and bar.

Access to the Centre is via Winslade Way off Rushy Green and Brookdale Road, off Catford Broadway. The property is highly visible from both points of entry to the Centre and benefits from high levels of footfall. Ample parking is available in the car park adjacent to Tesco.

Catford and Catford Bridge railway stations are both within half a mile of the property and provide frequent services to London Bridge, Blackfriars and London Charing Cross. There are bus stops nearby which provide regular services to the local area and further afield. Catford Island is also nearby and includes McDonald's, Lidl and JD Sports.

Catford is prominently located on the South Circular (A205).

Description

A double ground and first floor retail unit. The property is suitable for A1 use. Other uses will be considered, subject to obtaining the relevant planning consent.

The property is arranged in a predominately open plan format on the ground floor, with staff facilities, offices, etc at first floor level.

Accommodation

The property provides 5,774 sq ft arranged over the ground and first floor.

Amenities

The property benefits from the following amenities:

- Town centre location
- Highly visible from both entrance points to the shopping centre
- Double fronted unit
- WCs and staff kitchen area
- Storage area

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



Property Management
johnwilliams@astonrose.co.uk



Investment & Development
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Building Consultancy
andylynch@astonrose.co.uk



Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

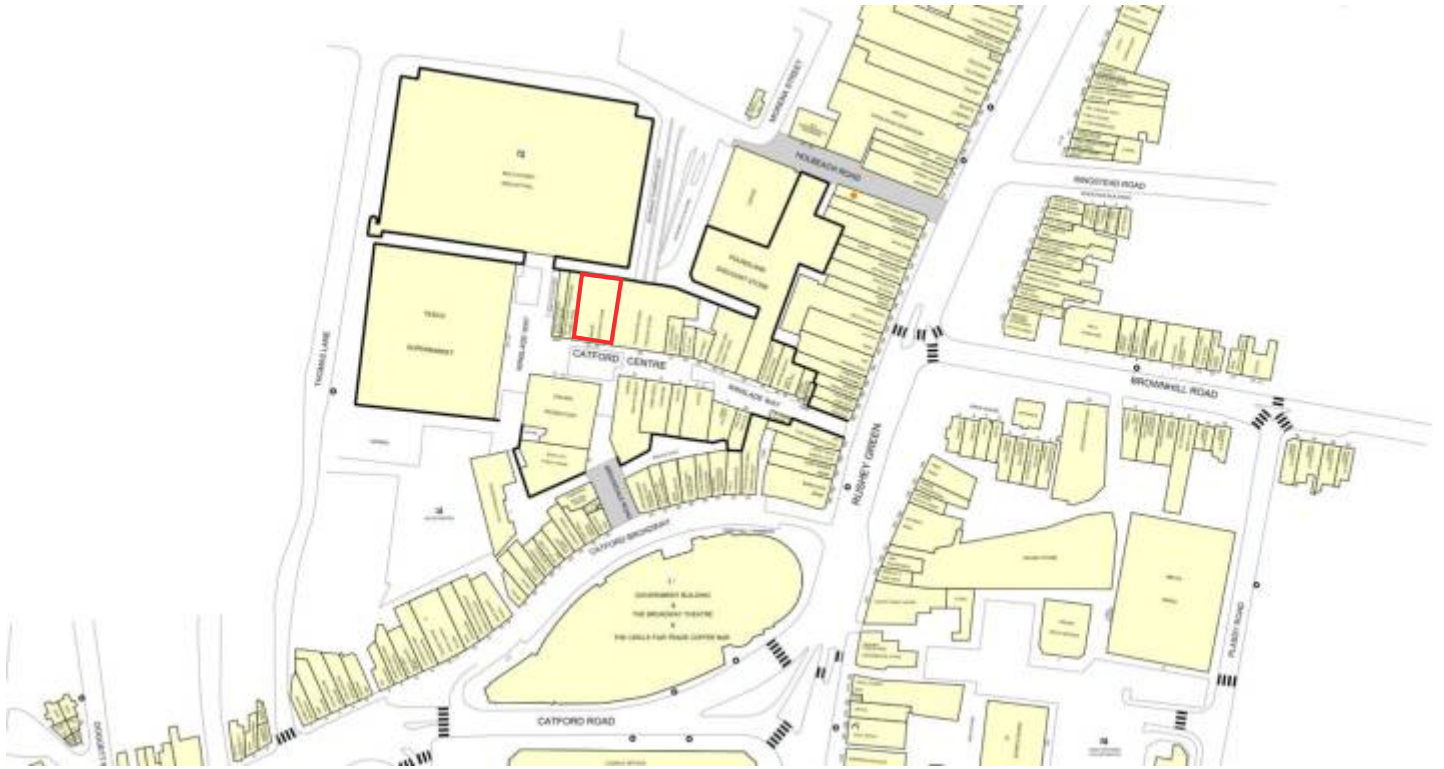


Lease Advisory
robcragg@astonrose.co.uk



Valuation Services
duncanpreston@astonrose.co.uk

23-24 WINSLADE WAY, CATFORD CENTRE, LONDON SE6 4JU



Term

A new flexible lease is available from the landlord on terms to be agreed. The lease to be excluded from the provisions of the 1954 Landlord and Tenant Act.

Rent

£55,000 per annum exclusive.

Service Charge

A service charge is paid for the maintenance and upkeep of the shopping centre. The service charge is currently running at £27,266.40 per annum.

Business Rates

The property has a rateable value of £69,000. Interested parties are advised to verify this information for themselves with the London Borough of Lewisham. Rates payable are estimated at £34,776 for the year 2019-2020.

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of C (69).

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in a transaction.

Viewing

Strictly by appointment only through the sole letting agents, Aston Rose:

Tim Richards

T: 020 7629 1533

E: timrichards@astonrose.co.uk

Subject to Contract
May 2019

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