

# RETAIL (A1 USE) LEASE FOR SALE



## 1 Brownhill Road, Catford, SE6 2HG

### Shop Available With 25 Meter Frontage

**AREA:** 2,283 sq.ft (212 sq.m) approx. | **RENT:** £51,000 PAX | **PREMIUM:** OIRO £40,000

#### LOCATION:

The property is located on a prominent junction on the Western End of Brownhill Road where it joins with Rushy Green. Catford Bridge Station is 0.4 miles from the shop giving access to Southeastern Train services and Catford Station is 0.5 miles away, giving access to Thameslink services. Nearby occupiers include Superdrug, Halifax, Argos and Boots.

#### DESCRIPTION:

The property consists of 2,283 sq.ft (212.1 sq.m) of Retail (A1) use space all over the ground floor. The shop also benefits from a 25 meter shop front giving it a fantastic on street presence. The current owner has recently refurbished the shop to a high standard with brand new w.c and kitchenette facilities. The premises is available by way of lease assignment of the existing 15 year lease (commencement date April 2014). The property may also be available on a new lease under separate negotiation with the freeholder.

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**USE CLASS:** A1 - Shops

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	2,283	212
<b>TOTAL</b>	<b>2,283 sq.ft</b>	<b>212 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Retail (A1) Use
- 25m Frontage
- Fully glazed shopfront
- Close to transport links
- Roller shutters
- Premium OIRO £40,000
- Rent £51,000 pax
- New lease may be available

### TERMS:

15 year lease from 2014

**RENT:** £51,000 PAX

### RATES PAYABLE:

The rateable value is £39,500 suggesting the rates payable to be circa £18,960 per annum however interested parties should confirm this with the local authority.

**VAT:** The premises is elected for VAT.

**SERVICE CHARGE:** £2,000 per annum

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

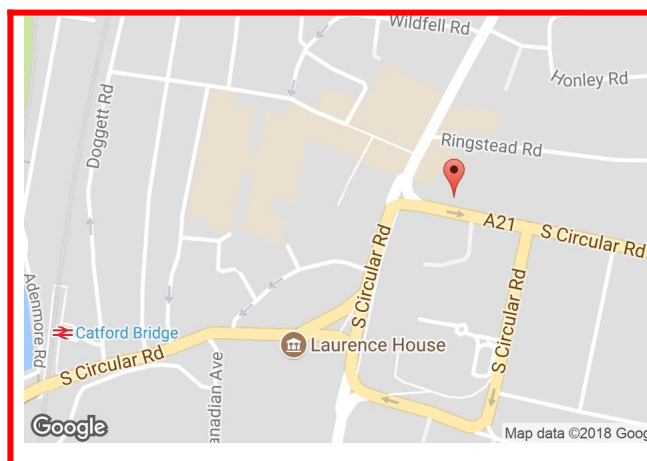


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