

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

TO LET AS SHELL AND CORE
2,960 SQ FT GROUND FLOOR SPACE
IN READINESS FOR TENANT FIT OUT
WITHIN THE NEW 'E' CLASS PLANNING USE
AVAILABLE FOR OCCUPATION OCTOBER 2022
PROMINENT HIGH STREET LOCATION (A21)
WOULD SUIT OFFICES, GYM/FITNESS STUDIO
71' FRONTAGE - LOADING BAYS TO FRONT
WOULD SPLIT TO SUIT



9-19 RUSHEY GREEN, CATFORD, SE6 4AZ

GUIDE RENT £58,000 PA + VAT

Commercial Property Agents & Surveyors

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www.johnpaynecommercial.com

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	The property is situated on the main A21 trunk road on the east side of Rushey Green between its junctions with George Lane and Davenport Road on the outskirts of the main Catford shopping centre. It is approximately 1 mile due south of Lewisham High Street, the DLR and mainline railway stations. Both Catford and Catford Bridge Stations are approximately ¼ of a mile to the west, easy walking distance of the Catford Shopping Precinct and Lewisham Hospital. Commercial buildings nearby and in the parade include Tesco Express store, funeral directors and a variety of fast food takeaways. The immediate area comprises a mix of commercial and residential uses.
Description:	<p>Newly constructed ground floor commercial space to be let as shell and core to enable fit out to tenant's requirements. The total area is approximately 275 sq m (2,960 sq ft) with planning under the new E Class enabling a wide variety of users including retail and offices as well as fitness studio/gym. The property has an overall frontage of approximately 22 metres (71') with aluminium glazed shop fronts.</p> <p>NB. It is a planning requirement that the ingoing tenants will be required to install an air source heat pump.</p> <ul style="list-style-type: none"> • Approximately 2,960 sq ft of open plan space. • Approximately 3.5 metre ceiling height. • Capped services to be installed. (Water, electric and fire alarm) • There are two 13 metre bays to the front of the property designated as 20 minute loading areas between the hours of 10am and 4pm. • Facilities for 3 phase power <p>AGENTS NOTE: Consideration would be given to splitting the unit, subject to contract and status.</p>
Business Rates:	Yet to be assessed - London Borough of Lewisham
Terms:	To be let a new lease for a term to be agreed subject to upward only rent reviews.
Deposit:	A deposit of up to 6 months rent may be required, subject to status.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
VAT:	VAT is applicable to rent and service charge.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/EJ/RG9-19/C00691

Misdescriptions Act 1991

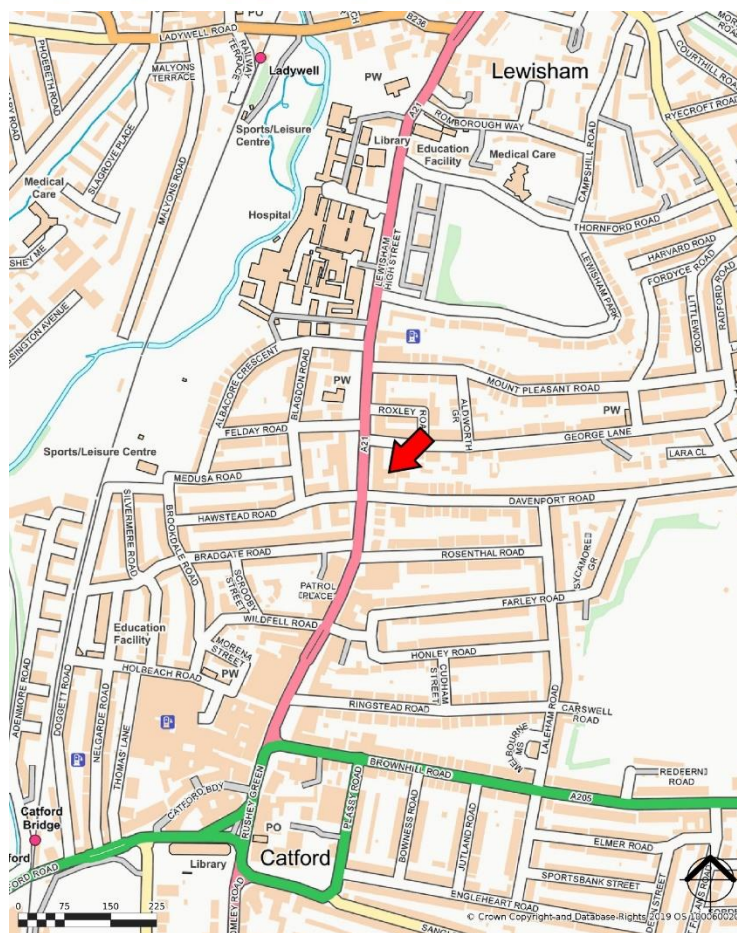
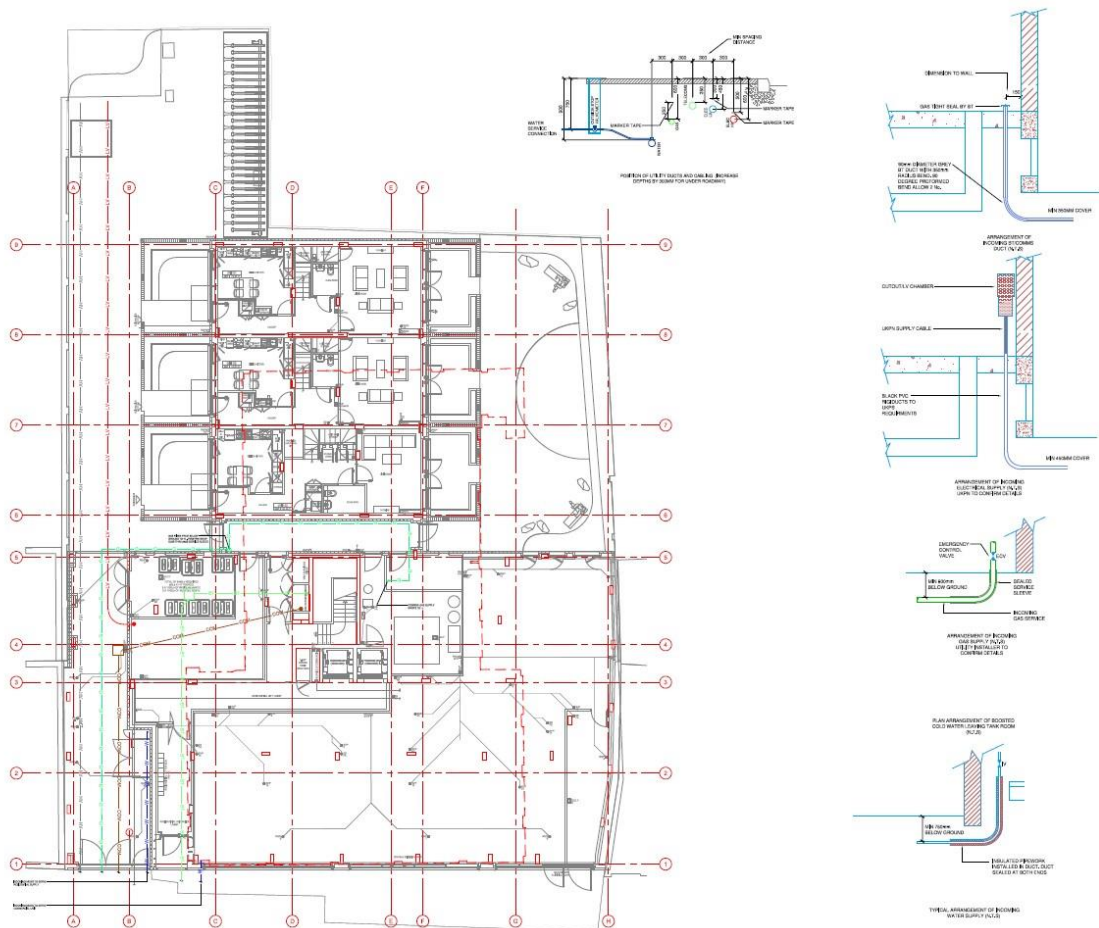
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1 GROUND FLOOR PLAN
1:100



1 REAR ELEVATION
1:50



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