

## TO LET Retail Unit

28 Winslade Way, Catford  
London SE6 4JU

### Key information

- ❑ Roller Shutter
- ❑ Large public shopper's car park
- ❑ Rear access to loading bay
- ❑ 63.73 sq m (686 sq ft)

### Contact

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## Location

These shops are 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 the Catford Mews Art House cinema and bar.

## Description

Ground floor shop with access to a rear loading area. The property is suitable for any other use within Class E.

## Terms

A new lease is available direct from the landlord for a term to be agreed.

£18,500 rental per annum, exclusive of VAT.

## Service Charge

The service charge contribution for the property for the period from 1.10.2024 – 30.09.2025 is circa £8,463 per annum, exclusive of VAT.

## Rating

We are advised that the Rateable Value for the property is £9,500 and rates payable is circa £4,740 annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

## Energy Performance Rating

Energy Performance Asset Rating – C(70)

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VAT

The property is not currently VAT elected however the landlord reserves the right to charge VAT in the future.

## Viewing

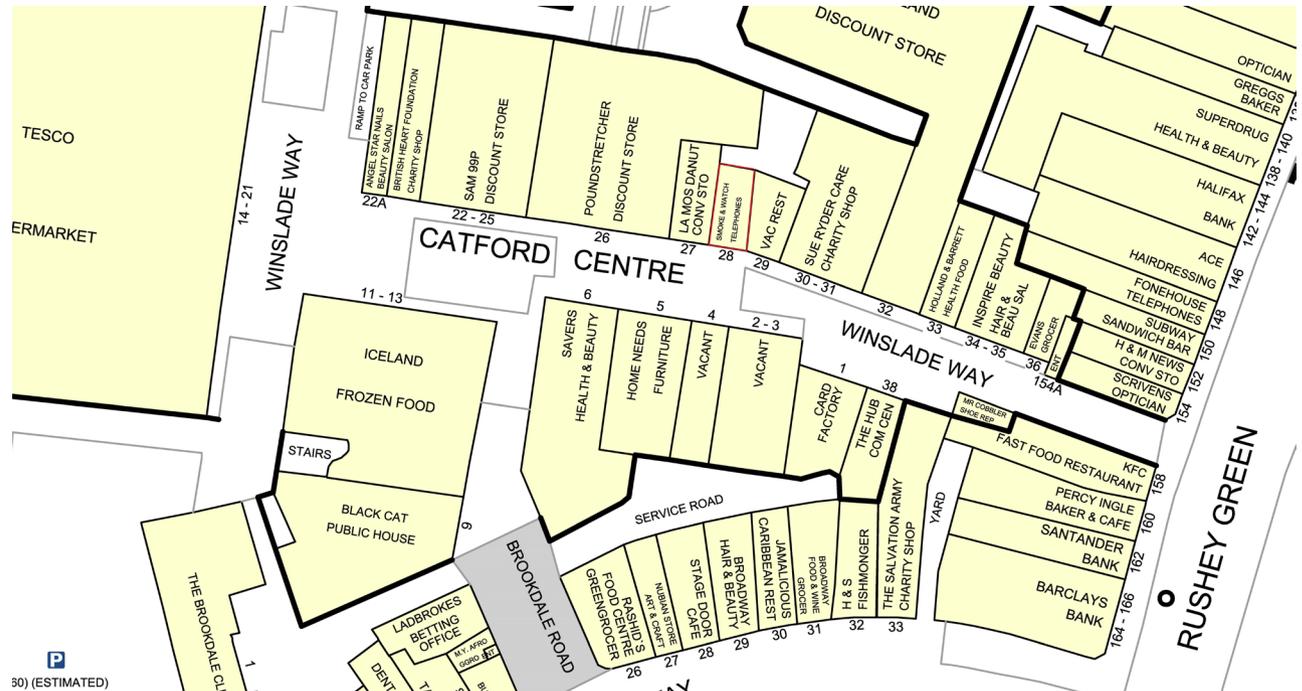
Strictly by appointment with the sole agent.

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	63.73	686
<b>Total</b>	<b>63.73</b>	<b>686</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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