94 Rushey Green, Catford, London SE6 4HW

Shop to let on Rushey Green (A21)

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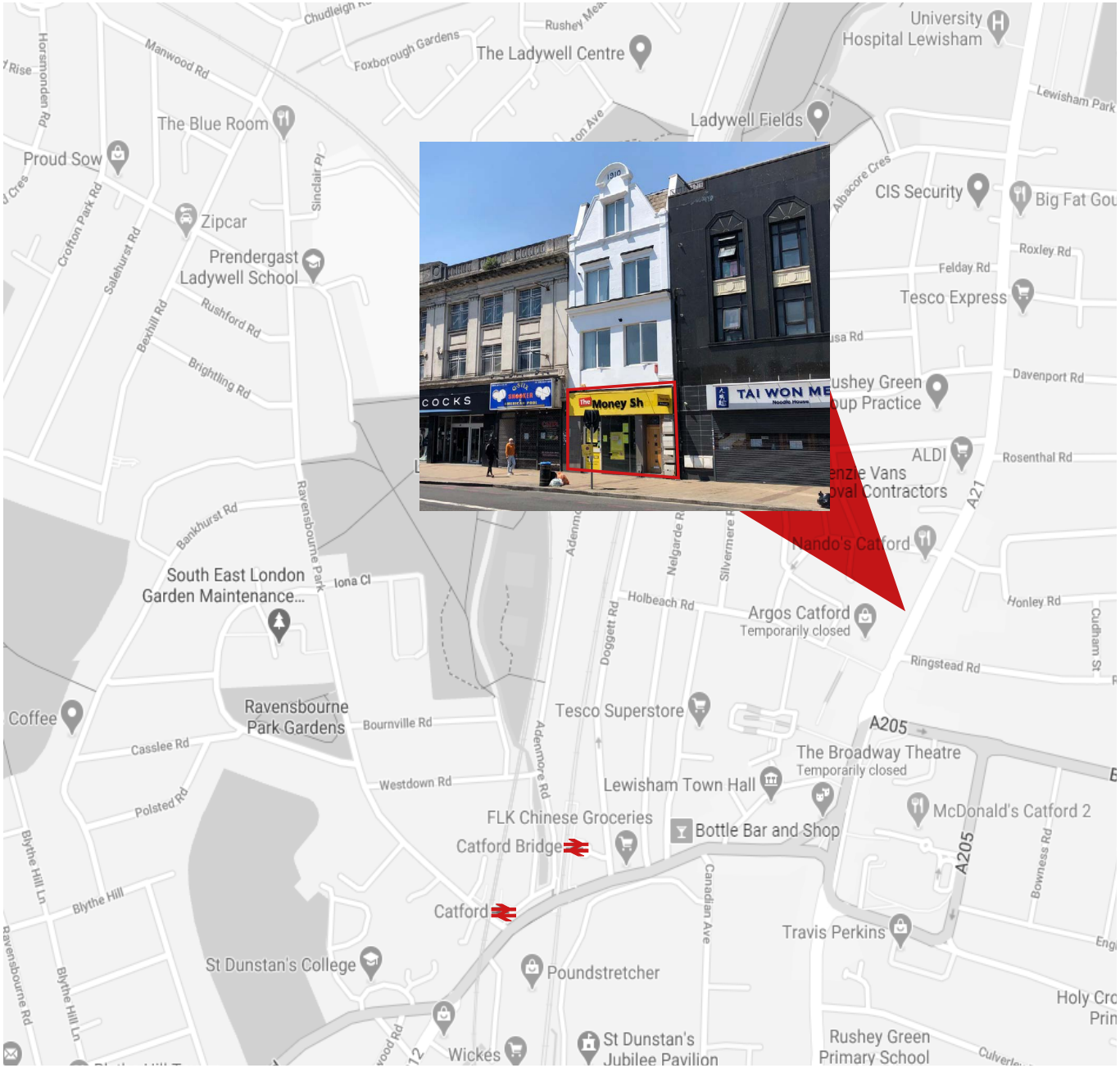

- Ground floor unit of c.2,300 sqft
- Fronts busy main road
- Strong levels of footfall and passing traffic
- New lease available
- No VAT payable
- Guide rent: £28,000 per annum

DESCRIPTION

An opportunity to secure a prominent position on Rushey Green, Catford. The property fronts the main road (A21) and benefits from extremely high levels of footfall and passing traffic. Measuring circa 2,300 sqft entirely over the ground floor, the space is arranged open plan with a rear store / staff area. A new lease is available for suitable retail (A1) and financial and professional services (A2) users, and no VAT is payable on the rent.

LOCATION

Located on Rushey Green (A21) in Catford, the property benefits from exceptional levels of passing trade. The Catford Centre bus stop is situated almost directly outside the unit which services the 47, 54, 75, 136, 185, 199 and 208 busses. Rushey Green is the main High Street running through Catford, and connects to Lewisham High Street to the North and Bromley Road to the South. Just off the one way system, the building is 0.4 miles from Catford Bridge Station and 0.5 miles from Catford Station, providing connectivity to central London in a matter of minutes.

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USE CLASSIFICATION

We understand the unit benefits from both retail (A1) and financial and professional services (A2) use classes.

BUSINESS RATES

According to the summary valuation effective 1st April 2020, the rateable value is £27,500. We therefore understand rates payable to be approximately £13,000 for the period 2020/2021. Interested parties however are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

TERMS

A new Fully Repairing and Insuring (FRI) lease is available at a guide rent of £28,000 per annum.No VAT is payable on the rent.

VAT

We understand that VAT is not applicable on the rent, or any of the property's associated outgoings.

EPC

The property sits within band D. An EPC is available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555 or commercial@acorngroup.co.uk.

For more information contact:
Louis Markham
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Meet the rest of the team...

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