



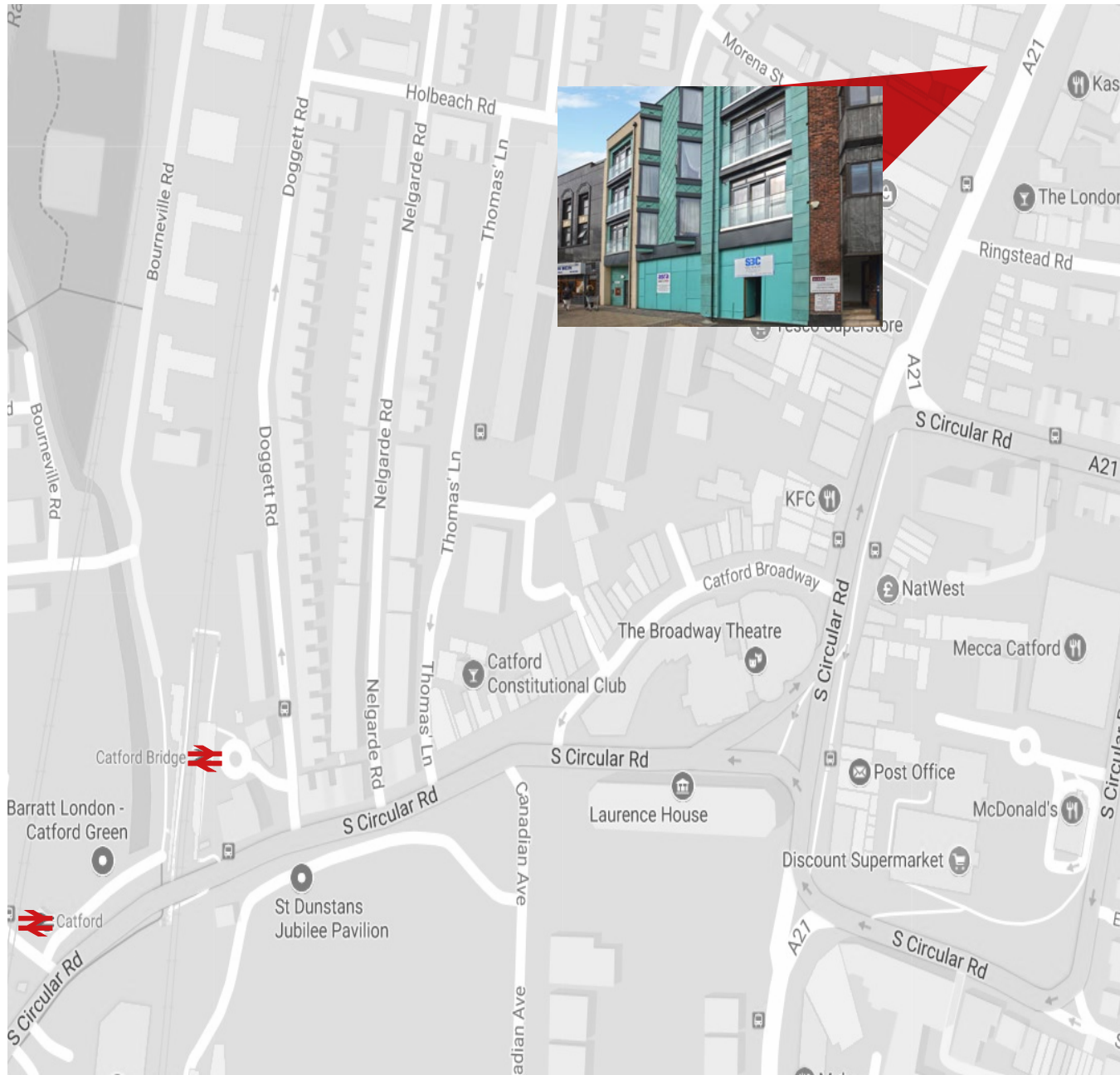
88 Rushey Green, Catford, London SE6 4HW

Brand new A1 retail unit

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Commercial • Investment • Development



- Brand new A1 retail unit
- Offered in shell & core condition
- Measuring approximately 5,810 sqft (540m<sup>2</sup>)
- Prominent High Street location
- Less than 0.3 miles to Catford & Catford Bridge Stations
- Guide price - £80,000pa

## DESCRIPTION

Brand new A1 retail property offered in shell and core condition measuring approximately 5,810 sqft over ground floor and basement. Located in an area with high footfall and surrounding shops includes popular retailers Argos and Boots.

## LOCATION

The subject property is located less than 0.3 miles away from both Catford & Catford Bridge Stations. Catford Station provides frequent Thameslink services into London Blackfriars (approx. 28min) & St Pancras International (approx. 32min). Catford Bridge Station provides a regular and fast Southeastern service to London Bridge (approx. 11min). A number of bus routes pass through Catford, providing direct, convenient access to Bromley, Lewisham and further afield.



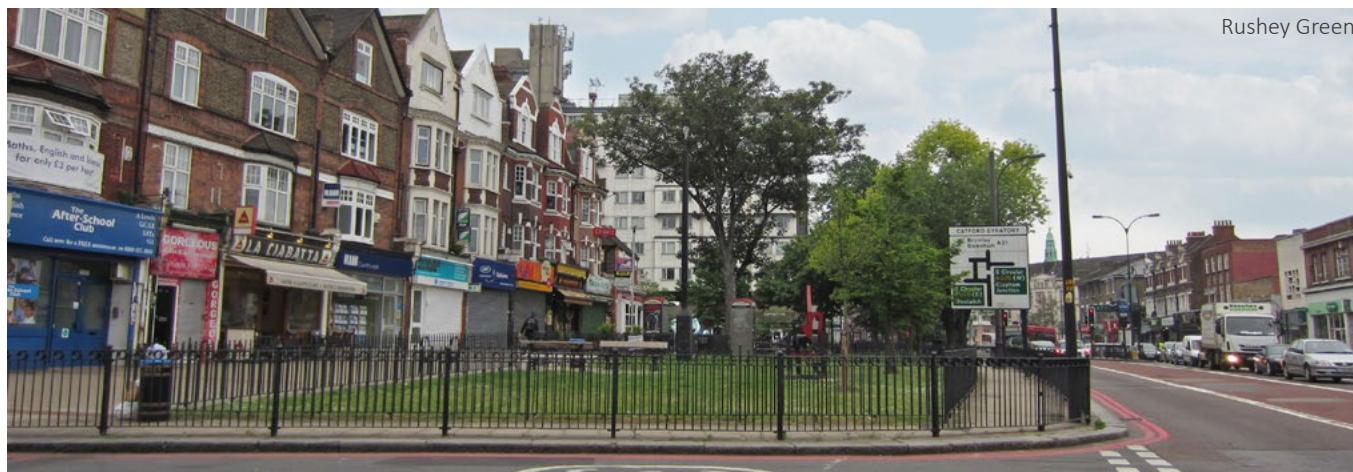
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## ACCOMMODATION

The ground floor is an open-plan shop front offered in shell & core condition. This retail unit provides the frontage to a new mixed-use development. A stairway provides access to the basement and plans allocate space for a lift to be built. There is a fire escape service stairway for access to the rear of the site.

## TERMS

Guide price - £80,000pa.

## BUSINESS RATES

To be advised given the property is newly built.

## FURTHER INFORMATION

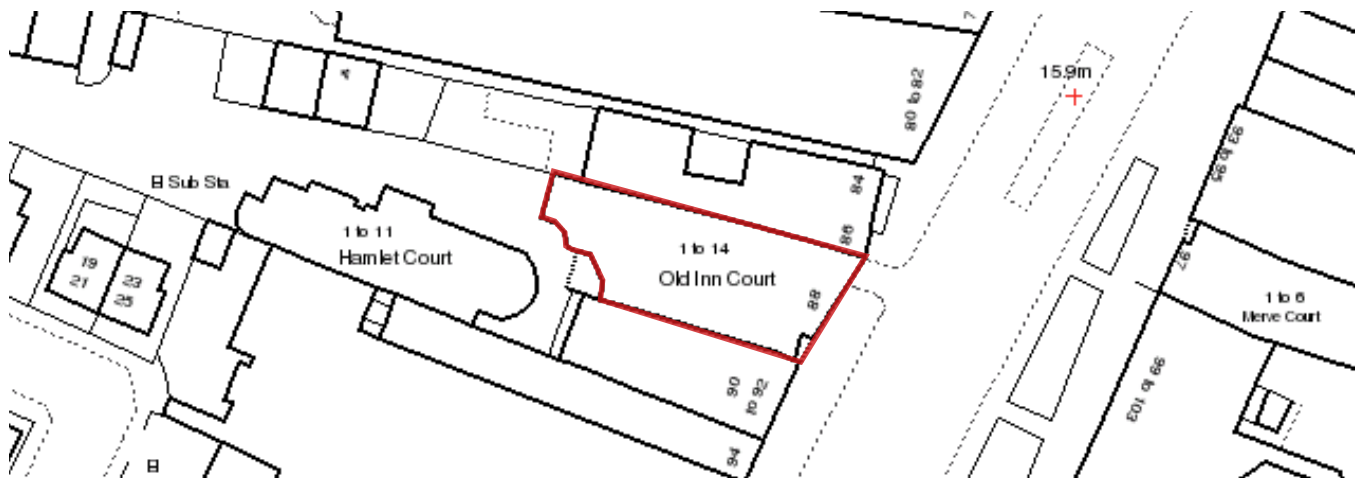
Copies of floorplans are available upon request.

## EPC

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

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more information contact:**  
**Tony Wood on**  
**020 8315 5454**

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