



- A1 retail unit available to let
- Measuring approx. 650 sqft
- Located on the busy Catford Broadway
- 0.3 miles from Catford Railway Station
- Guide rent – £13,000pa

DESCRIPTION

An A1 ground floor retail unit available to let, measuring approx. 650 sqft. The subject property is in good condition throughout and previously operated as a hairdresser's. The property benefits from a kitchenette, WC and staffroom. The unit is located on a pedestrianised walkway close to Catford's busy centre and Lewisham High Street, home to University Hospital Lewisham, Lewisham's Council Offices and a number of local and national retailers.

The property would be ideal for a variety of operators who operate under A1 / A2 use classes (hairdressers, convenience stores, accountants, solicitors and certain cafe's) to name a few.

LOCATION

The subject property is located on a pedestrianised walkway in Lewisham. Catford Broadway, home to popular retailers such as Costas, Tescos and Nandos. The property is located between Lewisham High Street and Catford Bridge Railway Station and this results in heavy footfall.

Catford and Catford Bridge Stations are both 0.3 miles away from the subject property, providing frequent and direct services to London Bridge in 15 mins and London Blackfriars in 22 mins. There are bus stops located nearby which provide frequent services to the local area and further afield. Catford Island is also nearby, which is home to a number of national retailers such as McDonald's, Lidl and JD Sports.

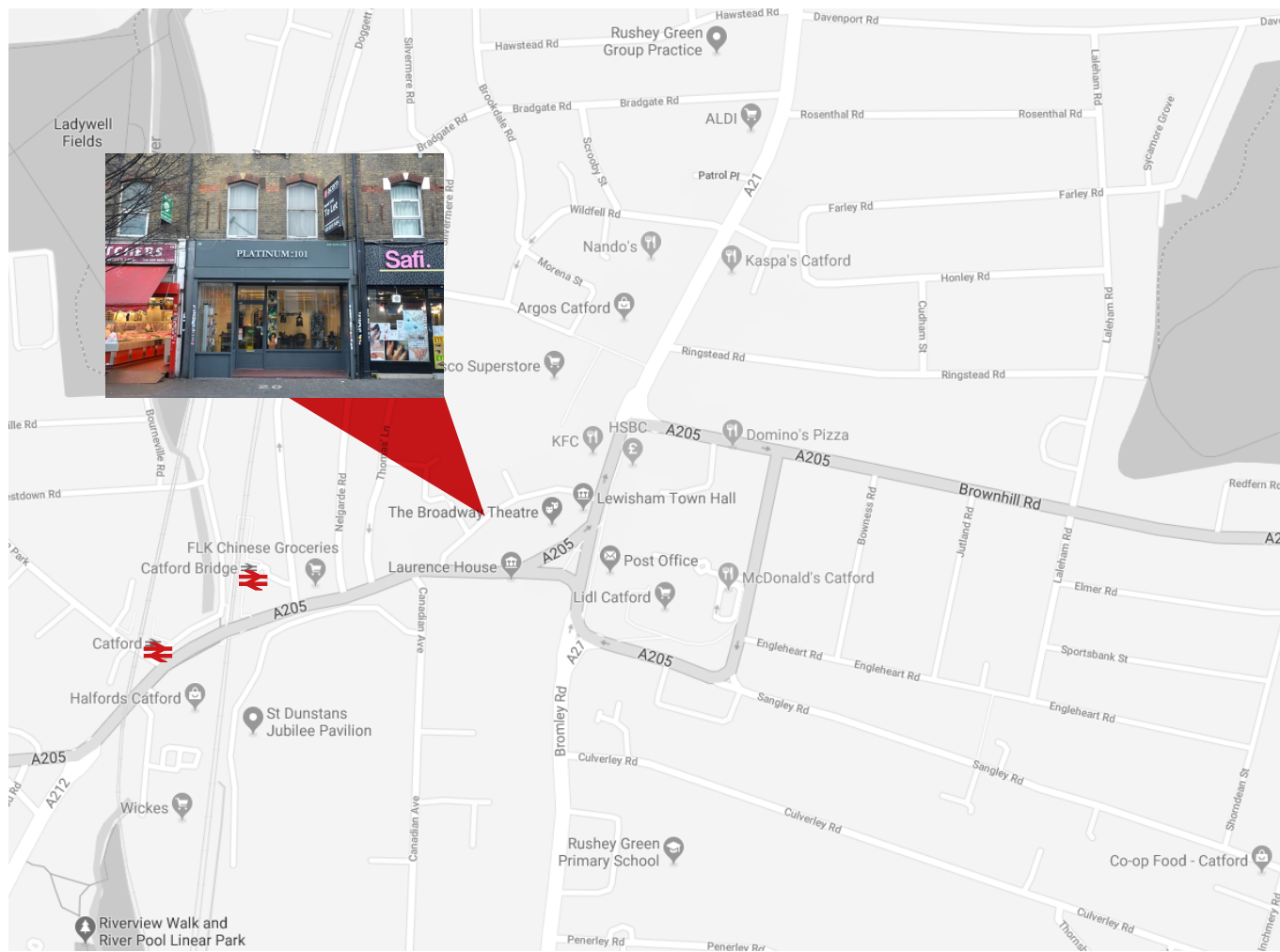
SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

20 Catford Broadway, Catford, London SE6 4SN

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BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £15,250. We understand rates payable are therefore approximately £7,320 per annum for the period 2019/2020, however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

VAT

We understand that VAT is not applicable in this matter.

TERMS

Guide rent of £13,000 per annum. Leases are available on flexible terms.

EPC

The property sits within band C. 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:
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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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