



CATFORD (SE6 4JU) 2/3 WINSLADE WAY, CATFORD SHOPPING CENTRE



LOCATION/DESCRIPTION

Catford Shopping Centre is located at the junction of the south circular (A205) and Rushey Green (A21) which runs to Lewisham town centre approximately 1 mile to the north. The Centre is anchored by **Tesco** and benefits from a 600 space car park.

The unit is situated opposite **Poundstretcher** and with other retailers in the immediate vicinity including **Iceland, Holland & Barrett, Savers, Card Factory** and **Poundland**.

ACCOMMODATION

The premises comprise ground floor sales with first floor ancillary/staff area as follows:

Ground Floor	212.5 m ²	2,287 ft ²
First Floor	97.75 m ²	1,052 ft ²

These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (5th Edition)

LEASE

New full repairing and insuring lease.

RENTAL

£32,500 per annum exclusive.

SERVICE CHARGE

£16,700 per annum exclusive.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

Rateable Value 2017 £43,750

No warranty is given that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquires with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D98. A full copy of the EPC is available at www.epcregister.com

LEGAL COSTS

Each party is to be responsible for their own costs incurred.

VAT

All prices, outgoing and rentals are quoted free of, but may be liable to, VAT.

VIEWING

All arrangements to view the premises are strictly by prior arrangement through Stephen Wrather at Wrather Property, or our joint agent, Luke Arnold at Mason Owen on 0151 242 3091.

CONTACT

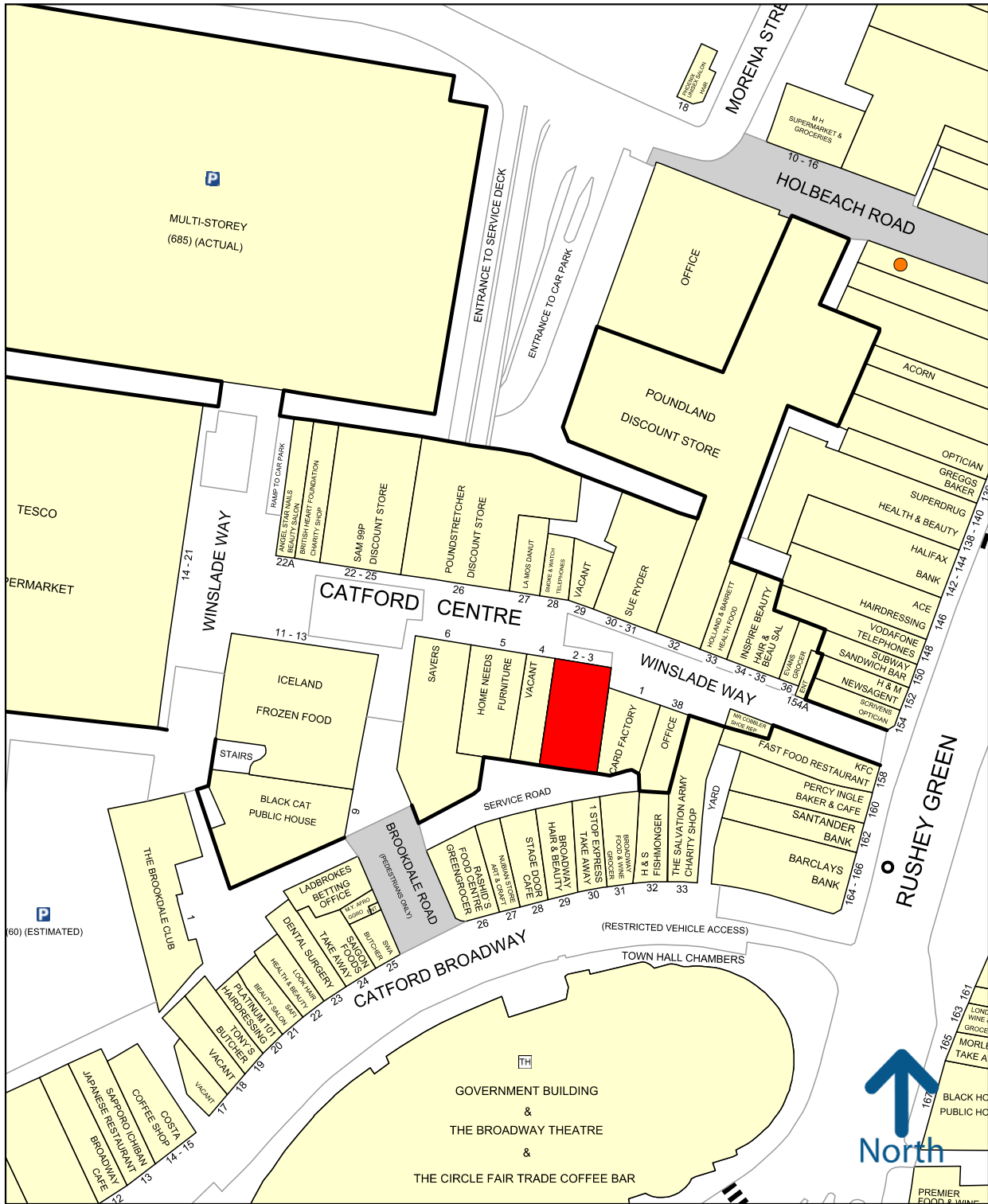
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SUBJECT TO CONTRACT

May 2018

Misrepresentation Act 1967

These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Interested parties must satisfy themselves by inspection or other means as to the correctness of these details.



Experian Goad Plan Created: 27/02/2018
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