

## TO LET : RETAIL UNIT (CLASS E) - CATFORD CENTRE



### RETAIL UNIT WITH EXTENSIVE FRONTAGE

1,720 SQ FT (159.79 SQ M)

1 Winslade Way  
Catford Centre  
Catford  
London SE6 4JU

#### Location

The subject property is 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

A double frontage ground floor retail unit with first floor storage and access to a loading area. The property is suitable for any use within Class E.

#### Floor Areas

Ground Floor	1,560 sq ft
1st Floor	160 sq ft
Total	1,720 sq ft

#### Use - **Important Notice**

On 1st September 2020 a new Use Class E was introduced in England. This incorporates the old use classes A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, light industrial, office, café, restaurant, training, R&D, creche/nursery, fitness, health and medical services without planning consent for change of use. The Landlord is not obliged to accept any of these uses.




#### Term

A new flexible lease is available from the Landlord on terms to be agreed. The lease to be excluded from the provisions of the 1954 Landlord and Tenant Act and will include a Landlord's rolling break from August 2026. This is to enable the whole shopping centre to be redeveloped.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**  
johnwilliams@astonrose.co.uk

 **Investment & Development**  
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 **Building Consultancy**  
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 **Sales, Lettings & Acquisitions**  
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 **Lease Advisory**  
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 **Valuation Services**  
duncanpreston@astonrose.co.uk

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Above (left) door to/from first floor storage to loading area. (right) loading area.

**Rent**  
£35,000 per annum exclusive.

**Service Charge**  
£14,145.75 for year 2021/2022.

**Business Rates**  
Rates payable are approx. £11,727 per annum. Interested parties are advised to verify this information for themselves with the London Borough of Lewisham. Rateable value is £23,500 for the year 2021/22. (Source: VOA website).

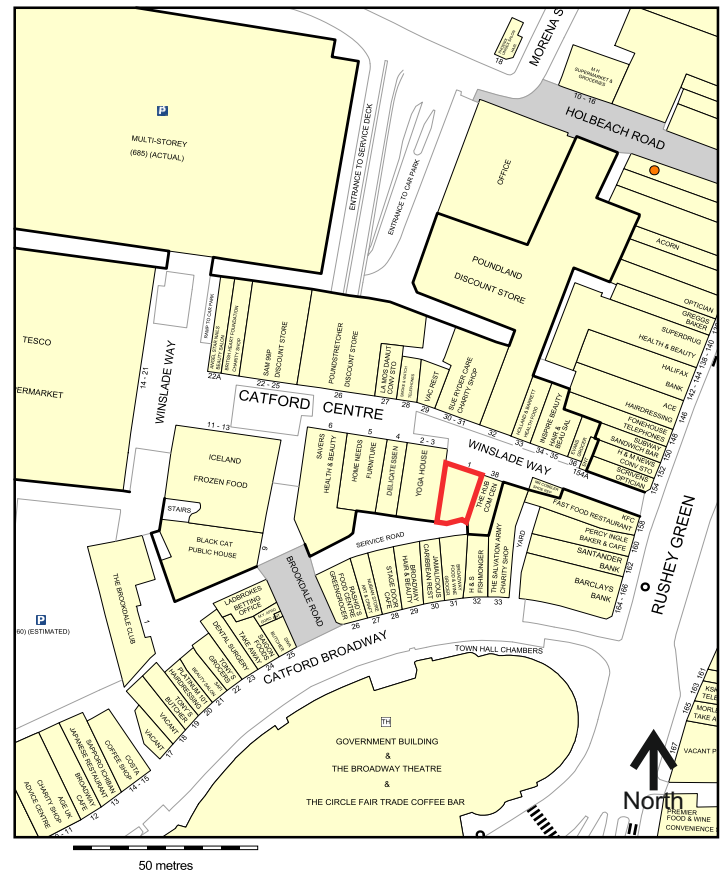
**Energy Performance Certificate (EPC)**  
The property has an Energy Asset Rating of D (81).

**Legal Costs**  
Each party to be responsible for their own legal and professional costs incurred in a transaction.

**Viewing**  
Strictly by appointment only through the sole letting agents, Aston Rose:

**Ed Lovell** T: 020 7079 1952  
E: edlovell@astonrose.co.uk

**Tim Richards** T: 020 7409 9447  
E: timrichards@astonrose.co.uk



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Subject to Contract  
August 2022

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