



CLASS E UNIT TO LET IN CATFORD

**35 CATFORD BROADWAY, CATFORD,
LONDON, SE6 4HQ**



Location:

The subject property occupies a prominent position on the busy pedestrianised section of Catford Broadway. Catford Station and Catford Bridge Station are located a short walk from the property and provide services to London Bridge in under 12 minutes.

Nearby well-known multi-national occupiers include: PureGym, KFC, Subway, Superdrug, Greggs, Specsavers, Salvation Army, Holland & Barrett, Natwest in addition to various well established independent operators. The Broadway Theatre and Lewisham Town Hall are located opposite.

Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	692 sq. ft.	(64.30 m²)
Basement:	2,045 sq. ft.	(190 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

OIEO £35,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

