

Malcolm Martin

Chartered Valuation Surveyor

GROUND FLOOR SHOP

BASEMENT AND REAR YARD

TO LET ON NEW LEASE

112 RUSHEY GREEN, CATFORD SE6 4HW

£30,000 pa



On the prime shopping pitch of Rushey Green a short distance away from the Catford Shopping Centre. Nearby occupiers include Superdrug, Greggs, Subway, KFC, Specsavers, Pure Gym, Jennings Bet amongst others.

Description & Location

The property consists of a ground floor shop with rear yard and basement on the prime Rushey Green Catford Previously used as an optician.

Accommodation

Ground Floor

Gross Frontage	4.14 m	(13' 7")
Window Frontage	3.65 m	(12' 0")
Internal Width (front)	3.65 m	(12' 0")
Internal Width (rear)	4.37 m	(14' 4")
Sales Area	51.56 m ²	556 ft ²
Sales Depth	15.34 m	(50' 4")
Rear Room (1)	10.4 m ²	112 ft ²
Rear Room (2)	10.68 m ²	115 ft ²
Ground Floor Kitchen	6.22 m ²	67 ft ²
<u>Basement Storage</u>	10.96 m ²	118 ft ²

First Floor

Front Room	13.66 m ²	118 ft ²
Middle Room	5.39 m ²	58 ft ²
Rear Room	5.85 m ²	63 ft ²

Use - previously used as an opticians for many years, available for an appropriate Class E use (retail, professional or café/restaurant.)

New Lease - New lease length by agreement on the equivalent of full repairing and insuring terms, subject to rent reviews.

Rent - **£30,000 pa**, with annual rent increases to be in line with the Retail Price Index

Rates - for year to 31 March 2026 retail hospitality and leisure businesses (RHL) but qualifying for small business rate relief will receive a 40% discount.

Rateable Value	£20,250
Rates Payable at 49.9p	£10,104.75 for a full year
but	£6,062.85 if the 40% discount applies.

For year 1 April 2026 to 31 March 2027

Rateable Value	£21,250
Rates payable at 38.2p	£8,117.50 for a full year if RHL
or at 43.2p	£9,180 for a full year if not RHL

VAT - The exemption on this property has not been waived, so no VAT is being charged in addition on the rent.

Legal Costs - Each side to pay their own legal costs.

Viewing Strictly by appointment only through Sole Agent

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Protection from Unfair Trading Regulations 2008 (CPRs)
Business Protection from Misleading Marketing Regulations 2008 (BPRs).

Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view.

These particulars are subject to contract. They do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars, intending purchasers must verify all statements by inspection or otherwise.