



# 162 Rushey Green

Catford, SE6 4JT

## Rent

£45,000 per annum exclusive

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	1,424 sq ft	132.4 sq m
Basement	507 sq ft	47.4 sq m
<b>Total:</b>	<b>1,931 sq ft</b>	<b>179.5 sq m</b>

(Interested parties are advised to verify these areas on site by prior appointment)

## RETAIL UNIT TO LET

### Property Highlights

– Prominent retail premises available for immediate occupation

### Location

Located in a prime position on Rushey Green, close to the junction of Catford Broadway and Catford Centre, as well as the iconic Catford Broadway Theatre, due to re-open later this year following extensive refurbishment. Nearby retailers include KFC, Halifax, Subway and Superdrug.

### Description

The property comprises a prime retail unit with sales accommodation on ground, and further ancillary basement space.

### Tenure

The property is available by way of a new lease to be agreed.

Planning use E, with other use classes considered.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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# NEWMARK

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## Business Rates

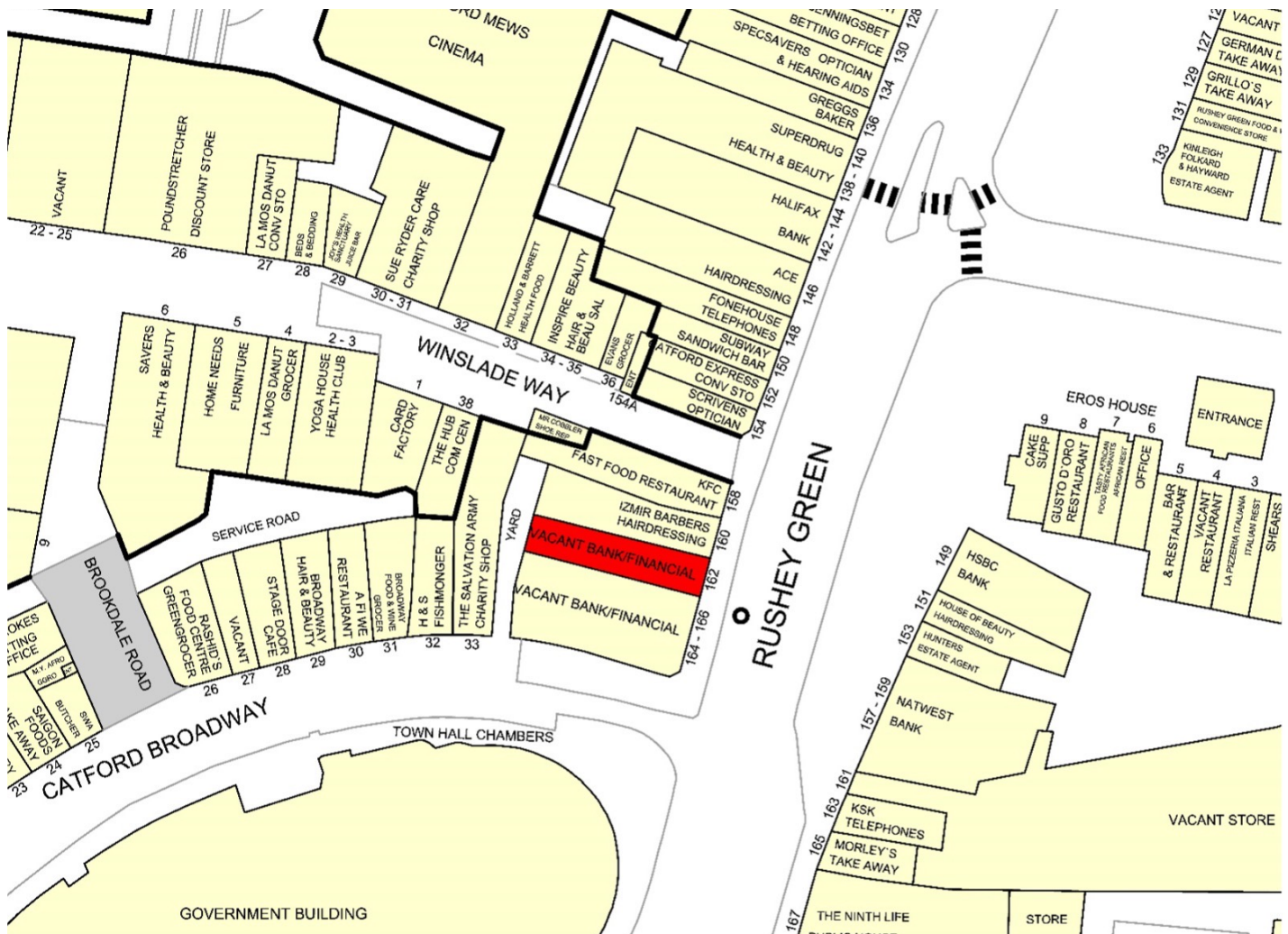
Rateable Value	£35,750
Rates Payable	£17,553.25
Rateable Value	£36,750
Rates Payable (23/24)	£18,338.25

Interested parties should make their own enquiries with London Borough of Lewisham (020 8314 6150)

## EPC

The EPC rating for the premise is C-53. Full Energy Performance Certificate available upon request.

## Location Map



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