

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**TO LET ON NEW LEASE**

**'E' CLASS LOCK-UP SHOP**

**OPEN PLAN SPACE APPROX 600 SQ FT**

**PROMINENT CORNER SITE**

**ELECTRIC SECURITY SHUTTERS**

**EXCLUSIVE USE OF COURTYARD GARDEN**



**314 SANGLEY ROAD, CATFORD, SE6 2JT**

**GUIDE RENT £15,000 PA EXCL**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: [Commercial@johnpaynecommercial.com](mailto:Commercial@johnpaynecommercial.com)

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	Situated on the outskirts of the main Catford shopping centre in an active retail shopping parade serving the densely populated residential area and immediately adjacent to a large Co-Op supermarket. The premises occupy a prominent corner site with Inchmery Rd.
<b>Description:</b>	<p>A ground floor open plan lock-up shop having a return window frontage and plenty of natural light. There is a side and rear access into the private garden. For many years, the premises were used as a Pharmacy and more recently a Coffee shop combined Arts and Photographic Centre.</p> <ul style="list-style-type: none"> <li>• 600 sq ft of good open plan retail space</li> <li>• Separate WC + Kitchen facilities</li> <li>• Suspended ceiling and air conditioning</li> <li>• Alarm system and security shutters</li> <li>• Exclusive use of rear garden</li> <li>• Easy Parking nearby</li> <li>• Laminate timber flooring</li> </ul>
<b>Business Rates:</b>	Start up businesses may well be subject top rates relief and we would recommend interested parties make enquiries of the local Authority being the London Borough of Lewisham.
<b>Terms:</b>	To be let on a new lease direct from the landlords for a term to be agreed, incorporating periodic rent reviews.
<b>Deposit:</b>	A deposit of up to 6 months rent may be required, subject to status.
<b>Reference Fee:</b>	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
<b>VAT:</b>	N/A
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/LE/314SR/C00797

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