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

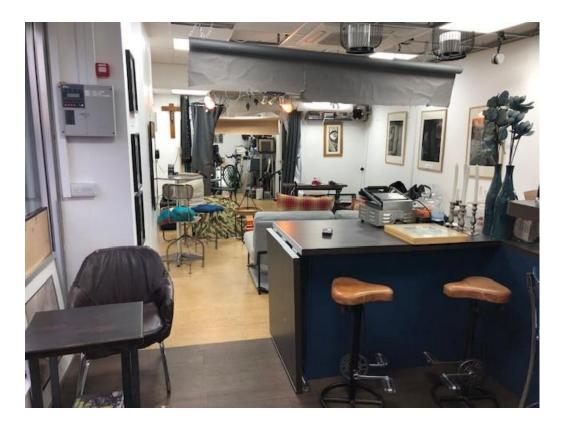
7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com www.johnpaynecommercial.com

Location:	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.
Description:	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. • 600 sq ft of good open plan retail space • Separate WC + Kitchen facilities • Suspended ceiling and air conditioning • Alarm system and security shutters • Exclusive use of rear garden • Easy Parking nearby • Laminate timber flooring
Business Rates:	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.
Terms:	To be let on a new lease direct from the landlords for a term to be agreed, incorporating periodic rent reviews.
Deposit:	A deposit of up to 6 months rent may be required, subject to status.
Reference Fee:	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.
VAT:	N/A
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/LE/314SR/C00797

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