

PROMINENT CLASS E
FREEHOLD FOR SALE

CATFORD

159 RUSHEY GREEN

Description

Catford forms part of the London Borough of Lewisham located approximately 8 miles southeast of Central London. The area is well served by public transport with rail services to London Charing Cross.

The premises are situated in a prominent position on Rushey Green with nearby retailers including **Superdrug**, **Specsavers**, **Costa**, **Poundland** and **Nando's**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged as a ground floor banking hall with basement ancillary, part first and part second floors, providing the following approximate areas:

Ground Floor Sales	2,064 sq. ft. (192 sq. m)
Ground Floor Ancillary	883 sq. ft. (82 sq. m)
Basement Ancillary	794 sq. ft. (74 sq. m)
First Floor Ancillary	1,397 sq. ft. (130 sq. m)
Second Floor Ancillary	813 sq. ft. (76 sq. m)
Total	5,951 sq. ft. (554 sq. m)

Part first, part second and the entire third floor of the building have been converted into four residential flats and have been sold off on 125-year leases from December 2006 at a ground rent of £100.00 per annum for each flat.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£750,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£45,750
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 55. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Darren Coleman **07970 796470**
darren.coleman@greenpartners.co.uk

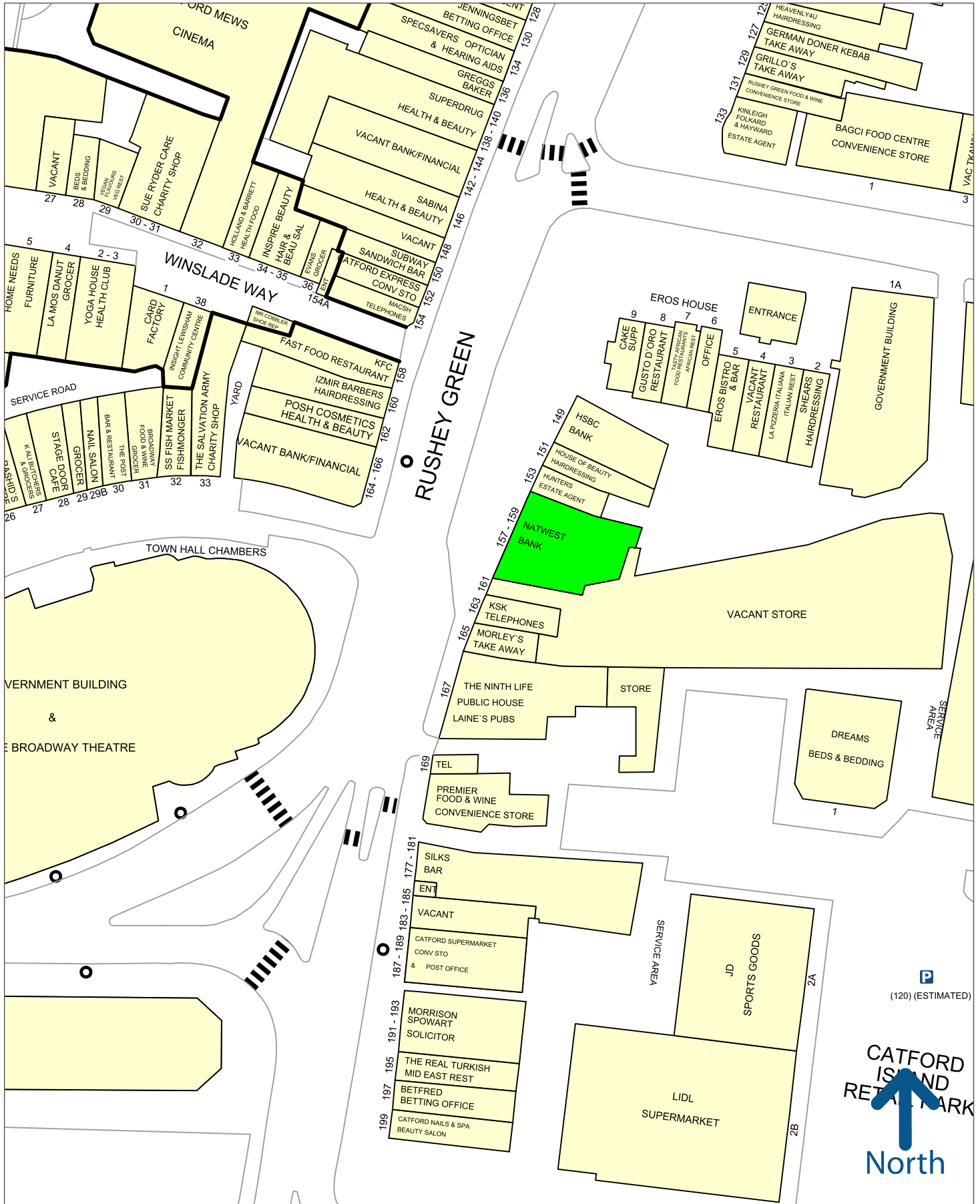
Ben Sykes **07572 075103**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

Experian Goad Plan Created: 25/07/2024
Created By: Green and Partners



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