



LEASE ASSIGNMENT ON THIS SPACIOUS CORNER UNIT



BROWNHILL ROAD, CATFORD, SE6
GUIDE RENT £9,200 PA EX

REF: C1927

- Location:** The shop is situated on the corner of Jutland Road and Brownhill Road (south circular A205) and within a few minutes walk of the Catford gyratory Rushey Green shopping centre. Also within easy reach is Catford Bridge and Catford Mainline stations, the area is well served by public transport.
- Description:** The unit has A2 use and is currently being used by the Lewisham Community Development Partnership. It has double glazed windows and doors to side with electric retractable security grills.
- Main Office Area:** 17'2 x 16'7 the office is L shaped with double glazed windows to front, double doors onto Jutland Road and doors leading to second office.
- Second Office Area:** 12' x 12' with separate single double glazed door to Jutland Road.
- Side Area:** 17' x 8'2 giving access to good size kitchen, storage rooms, w.c. and door leading to small rear footpath.
- Terms:** We understand that the property can be offered on an assignment of an existing 3 year FRI lease or a new FRI lease with terms to be agreed.
- Legal Costs:** Ingoing tenant will be responsible for both parties legal fees.
- Rateable Value:** We understand that this is to be advised. Enquiries can be made to Lewisham Council.
- Viewing:** Strictly by appointment with - Peter Wilson
JOHN PAYNE COMMERCIAL 0208 852 6125

Misdescriptions Act 1993

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees or purchasers are invited to and expect to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor.

PW/GL11/C1891/0108

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