



23 Rushey Green, Catford, London, SE6 4AS

Good size shop and storage to let in a highly visible position in Catford and available under a new lease with no premium.

020 8681 2000 | info@hnfproperty.com



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23 Rushey Green, Catford, London, SE6 4AS

Rent: £27,500 (Thirty thousand pounds p.a.x.)

LOCATION: - The property is situated fronting Rushey Green in a secondary but prominent position fronting the A21 just outside the centre of Catford. Rushey Green is a busy A road thoroughfare and bus route and the property benefits from considerable passing volumes of vehicular traffic. The property shares the locality with a mixture of local traders and some multiple representation including Co-op Funeral Services and Tesco. The property is just a short distance from Lewisham Hospital. There is an extremely densely populated residential catchment in the surrounding areas which the locality is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop fronted premises together with a limited height basement beneath. The property is arranged as a front main sales area and ground floor storage and has the benefit of a rear fire exit and male and female WCs. The property is considered suitable for a variety of occupiers including retail, retail/office, quasi-medical and other service occupiers.

ACCOMMODATION: -

| | |
|-----------------------------|---|
| Gross frontage | 5.2m |
| Internal width | 5.04m |
| Max. shop depth | 11.64m |
| Sales area | 58.66m ² (630ft ²) approx. |
| Rear store | 39.5m ² (425ft ²) |
| Office | 7.32m ² (78ft ²) |
| Small security office | 3.42m ² (37ft ²) |
| Restriction height basement | |
| Male & female WCs | |

USE/PLANNING: - We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £27,500 (Twenty-seven thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £11,000. Interested parties should make enquiries of the valuation office agency regarding rates payable and any available reliefs.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned, and the rating will be provided once received.

VAT: - All rents may be subject to VAT if applicable. Enquiries should be made of the letting agents in this regard.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

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11th August 2025



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