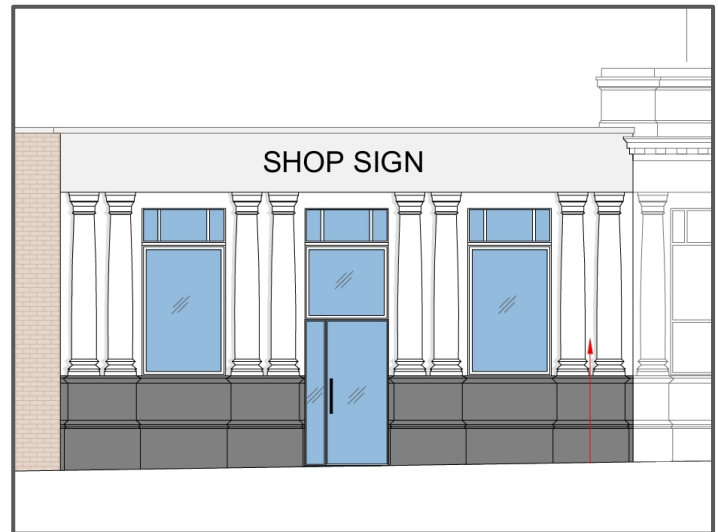




# CLASS E UNIT TO LET IN CATFORD

**35 CATFORD BROADWAY, CATFORD,  
LONDON, SE6 4HQ**



## Location:

The subject property occupies a prominent position on the busy pedestrianised section of Catford Broadway. Catford Station and Catford Bridge Station are located a short walk from the property and provide services to London Bridge in under 12 minutes.

Nearby well-known multi-national occupiers include: PureGym, KFC, Subway, Superdrug, Greggs, Specsavers, Salvation Army, Holland & Barrett, Natwest in addition to various well established independent operators. The Broadway Theatre and Lewisham Town Hall are located opposite.

## Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>692 sq. ft.</b>	<b>(64.30 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>2,045 sq. ft.</b>	<b>(190 m<sup>2</sup>)</b>

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

OIEO £35,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Kyle McGuire**  
[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)



## Location Map:

