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property consultants

104-106 Rushey Green | Catford | London | SE6 4HW  
ENTIRE BUILDING TO LET WITH PARKING

# 104-106 Rushey Green | Catford | London | SE6 4HW | ENTIRE BUILDING TO LET

- ground, first & second floors
- rear loading bay & car parking
- 1,254.61 m<sup>2</sup> (13,505 ft<sup>2</sup>) approx.
- 'e' use class (former boots store)
- good floor to ceiling heights
- rent: £ on application

## DESCRIPTION

Large mid terrace premises arranged over the ground, first and second floors, previously used as a Boots store. The ground floor is mainly open plan, with a rear store room, goods lift (not tested) and access into the rear yard/parking area. The first floor is accessed via front and rear internal staircases and is divided into various rooms at the front, with the remaining space being open plan. The second floor currently houses the WC's and staff changing rooms.

We understand the premises have the new 'E' Use Class, so can be used for various alternative uses without the need for a change of use, including; retail, office, leisure, medical, educational or restaurant (subject to planning for ducting).

## LOCATION

Situated in a prime position on Rushey Green (A21), near Catford Shopping Centre and opposite Ringstead Road in the centre of Catford. Neighbouring occupiers include; Shoe Zone, Rowland Opticians, Poundland, Costa Coffee, Wetherspoons, Nandos, Crossfit, Corals, German Doner Kebab, Kaspas and Subway.

Catford & Catford Bridge mainline railway stations are both within walking distance, providing services into London Cannon Street, Charing Cross, Blackfriars, Sevenoaks and Hayes. There are also various buses serving the area located on Rushey Green.

## ACCOMMODATION

Ground floor	597.81 m <sup>2</sup>	6,435 ft <sup>2</sup>	
First floor	564.83 m <sup>2</sup>	6,080 ft <sup>2</sup>	
Second floor	91.97 m <sup>2</sup>	990 ft <sup>2</sup>	
<b>Total</b>	<b>1,254.61 m<sup>2</sup></b>	<b>13,505 ft<sup>2</sup></b>	<b>N.I.A.</b>

NB: The ground floor and upper parts can be let separately, if required.

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## VIEWING

By appointment only, contact vendors sole agents: -

**James Stefanopoulos or Ashley Brudenell**



✉ [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)

☎ 020 7127 8781

[jamescommercial.co.uk](http://jamescommercial.co.uk)

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