

RETAIL TO LET OR FREEHOLD SALE - VACANT

300 & 300A SANGLEY ROAD, CATFORD LONDON SE6 2JT

RETAIL TO LET £26,000 PER ANNUM (NO VAT) | FREEHOLD SALE £390,000

- FREEHOLD FOR SALE OR RENT
- SPACIOUS COMMERCIAL CLASS E USE
- AFFLUENT RESIDENTIAL AREA
- 1 ALLOCATED PARKING SPACE
- PRIVATE REAR ACCESS
- GROUND FLOOR RETAIL / OFFICE / SHOP
NET INTERNAL AREA 1,207.7 SQ. FT.
- FLAT SOLD ON LONG LEASE 66 YEARS
REMAINING (POSSIBLE FUTURE POTENTIAL
TO EXTEND LEASE OR PURCHASE)
- ROLLER SHUTTERS FRONT AND REAR
- REDEVELOPMENT POTENTIAL



LOCATION

The property is situated along an established parade, with extensive shopping and leisure amenities nearby. Local bus services can be obtained directly outside the subject property with routes to neighbouring towns. National Rail services are approximately 0.5 miles away, offering journey times to London Kings Cross of 25 minutes. The area is attracting development interest with an increasing number of property refurbishments.

TRANSPORT

Local bus services can be obtained directly outside the subject property with routes into Catford commercial centre and neighbouring towns such as Grove Park, Sidcup and Lewisham. National Rail services are available from Catford and Catford Broadway Mainline Railway Stations (Zone 3), approximately 1.0 mile to the west of the subject property, with a journey time of approximately 25 minutes into London Charing Cross.

ACCOMMODATION

300 Sangley Road

Ground Floor Net Internal Area	1,207.7 sq. ft.	112.2 sq. m.
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Energy Performance Rating: D (98)

a copy of the certificate is available on request.



DESCRIPTION

The subject property comprises a two-storey, mid-terrace that has been substantially extended to the rear. At ground level, the commercial element presents a traditional shop with a full height glass frontage, overhead signage, and an electronic roller shutter security door, currently being used as offices and storage. The ground floor is also being offered to let at £26,000 per annum. The freehold 2-storey property is for sale at £390,000 with the 1st floor 2-bed flat on a long lease with 66 years remaining.



TENURE / BUSINESS RATES

Guide price £390,000

RENT FOR CLASS E GROUND FLOOR - £26,000 pa

*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

Rateable Value £7,400 for whole property.

*All applicants are advised to make their own enquiries with the local council.

UPPER PART (FLAT/OFFICE)

Lease: 99 years – expires 24th Dec 2088 (66 years left)

Rent: Peppercorn (£0.00)

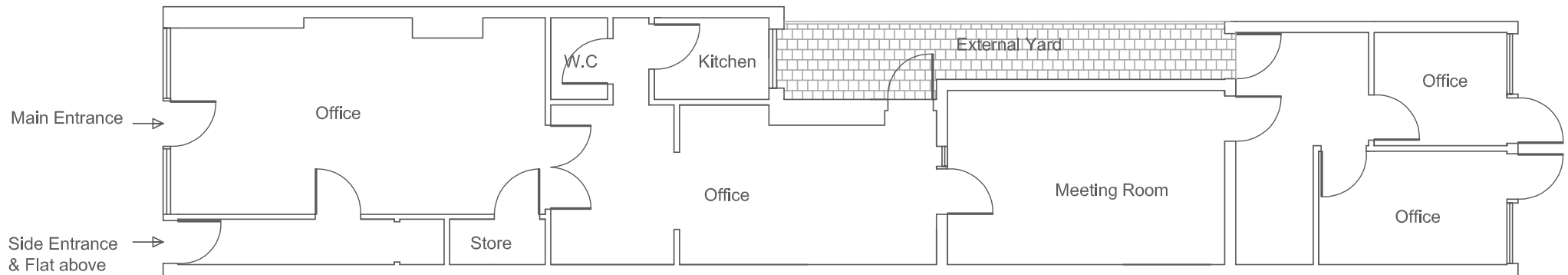
Repair: Tenant repairing obligations (refer to lease)

VIEWING & FURTHER INFORMATION

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Ground Floor Plan 1,207.7 sq ft (112.2 sq m)

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract July 2022 www.gray-point.com

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that:
1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.