



## London SE6 Ground Floor and Basement 88 Rushey Green Catford SE6 4HW

- Virtual Freehold Vacant Shop
- Well located in close proximity to Catford and Catford Bridge stations
- Arranged over ground floor and basement, forming part of a new mixed-use development
- VAT not applicable
- May suit owner occupier or investor

**Vacant**



### Tenure

Leasehold. Held for a term of 999 years from 28th March 2013 (thus having some 995 years unexpired) at a peppercorn ground rent.

### Location

Catford is located 8.5 miles south-east of Central London and 1 mile south of Lewisham. Catford Bridge and Catford Stations provide a direct service to London Charing Cross and Waterloo East. The property is situated on the west side of Rushey Green, close to its junction with the South Circular Road (A21). Occupiers close by include Nando's, Costa Coffee, Boots the Chemist, Poundland, Argos, Peacocks, Coral and William Hill, amongst others.

### Description

The property is arranged on basement and ground floor to provide a vacant retail unit in shell condition, forming part of a new mixed-use development which is not included in the sale.

The property provides the following gross internal accommodation and dimensions:

Ground Floor	272.95 sq m	(2,938 sq ft)
Basement	267.25 sq m	(2,877 sq ft)
<b>Total</b>	<b>540.20 sq m</b>	<b>(5,815 sq ft)</b>

### Tenancy

To be offered VACANT.

### VAT

VAT is not applicable to this lot.

### Documents

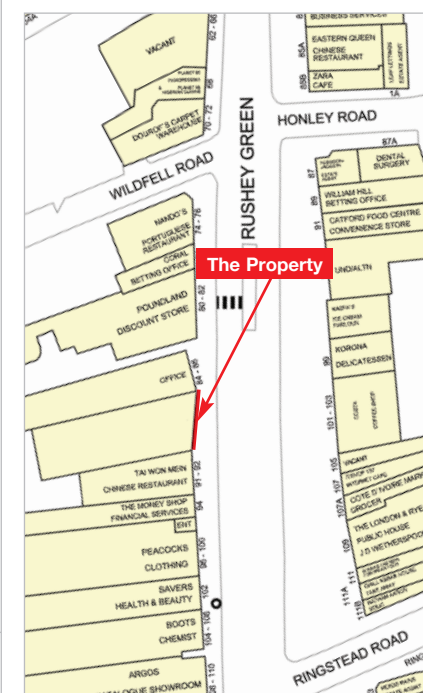
The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 47 London SE6**.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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**Kingsbury**