

# FOR SALE

## UNIQUE FLEXIBLE COMMERCIAL SPACE



whozoo.

LEWISHAM

📍 16-22 Brownhill Road, Catford, Lewisham SE6 2EJ

Reduced Price  
£295,000



Property Type

RETAIL



Size

2,900 FT<sup>2</sup>



Tenure

LEASEHOLD



Borough

LEWISHAM



Planning Granted

N/A



Existing Use

CLASS E

### Tenanted



No

### Local Train Stations



Catford Bridge (0.4 miles)  
Catford (0.4 miles)  
Ladywell (0.7 miles)

### Local Amenities



Lidl (0.1 miles)  
Lewisham Town Hall (0.2 miles)  
University Hospital Lewisham (0.5 miles)

### VAT Applicable



Yes

### Rateable Value

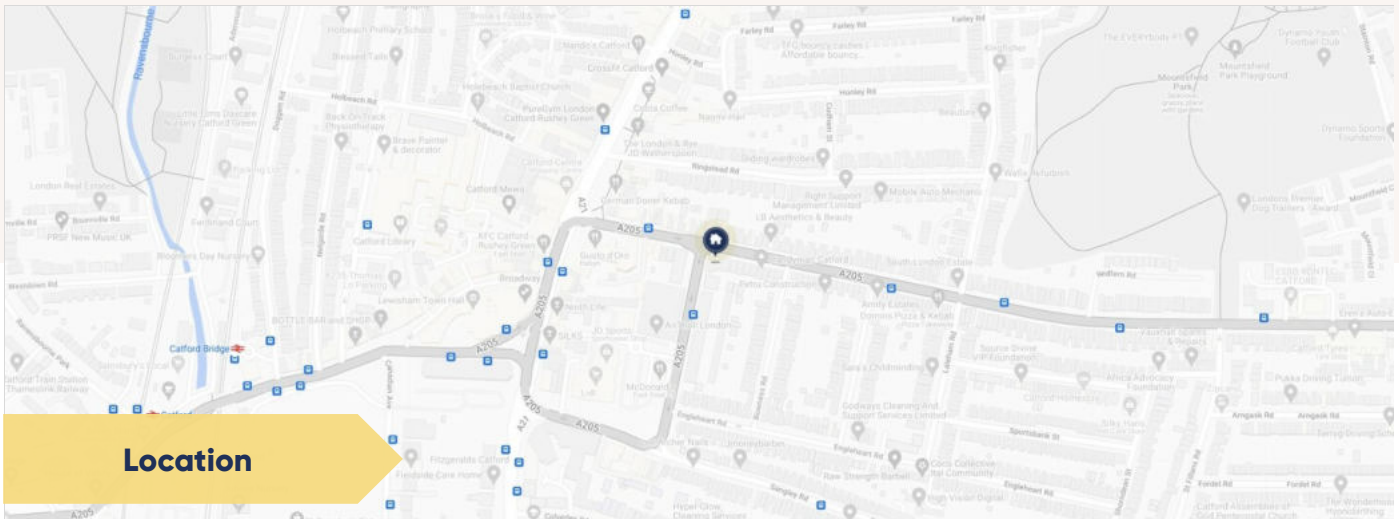


TBC

### EPC



TBC



### Additional Information

#### REDUCED PRICE

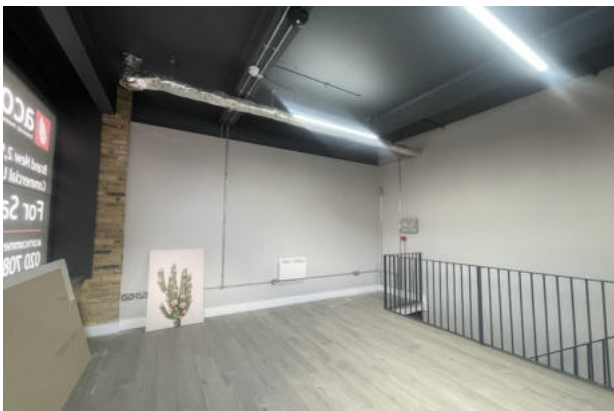
A chance to acquire a recently renovated commercial unit measuring 2,900 square feet in Catford. Accessible through a ground floor reception area, the unit leads to a predominantly open-plan basement featuring a kitchen and toilets.

The unit benefits from the adaptable E use class, making it suitable for:

- Office users
- Medical practices
- Educational providers
- Gym and fitness operators

The unit has gone through a completely new refurbishment and is being offered on a 999-year lease with nominal ground rent.

This property is prominently located on the Southern side of the A205 South Circular Road. Local Nearest Amenities, Lidl (0.1 miles) Lewisham Town Hall (0.2 miles) & University Hospital Lewisham (0.5 miles). Positioned adjacent to Catford Island retail park. Catford and Catford Bridge Stations are both within 0.5 miles, as are Lewisham Council's offices and the Broadway Theatre.





**Tom Castro**  
Founder

✉ [tomcastro@whozoo.co.uk](mailto:tomcastro@whozoo.co.uk)  
☎ 07976 888 937 / 033 3200 8330



**Latif Acisu**  
Property Consultant

✉ [latifacisu@whozoo.co.uk](mailto:latifacisu@whozoo.co.uk)  
☎ 07588 234 318 / 033 3200 8330

**whozoo.**  
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033 3200 8330



| [info@whozoo.co.uk](mailto:info@whozoo.co.uk)



| [www.whozoo.co.uk](http://www.whozoo.co.uk)

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