

# Lot 11, 13 Catford Hill, Catford, London,

SE6 4NU

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Vehicle Showroom/Workshop Investment

- Vehicle Showroom/Workshop let until March 2027 t/a NGN Motors
- Prominently situated 200 metres from Catford Railway Station
- Excellent rail and road communications
- Future re-development potential (subject to consents)

#### Lot

11

#### Auction

13th February 2025

#### Rent

£35,500 per Annum

#### Status

Available

#### Sector

Motor Trade

#### Auction Venue

Live Streamed Auction

On Behalf of Network Rail

### Location

**Miles** 4.2 miles south of Canary Wharf, 6.2 miles south east of Central London

**Roads** A205, A21, A212

**Rail** Catford (ThamesLink), Catford Hill (South Eastern)

**Air** London Heathrow Airport, London City Airport

### Situation

Catford is a district in south-east London that boasts excellent communication links via the A2 and A205, as well as being close to Central London via Honor Oak Park Tube Station (30 minutes) and Catford/Catford Bridge Train Stations. The property is prominently situated on Catford Hill (A212), at its junction with the South Circular Road (A205). The property also benefits from being less than 250 yards from both Catford and Catford Bridge Railway Stations (24 minutes to London Blackfriars).

### Tenure

Freehold.

### Description

The property comprises a single storey vehicle showroom/workshop of approximately 246.17 sq m (2,649 sq ft). The property may be suitable for re-development subject to the lease and obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Vehicle Showroom/Workshop	246.17	(2,649)	NEGUINHO MOTORS LIMITED t/a NGN Motors	A term of years until 05/03/2027	£35,500
<b>Total</b>		<b>246.17</b>	<b>(2,649) (1)</b>			<b>£35,500</b>

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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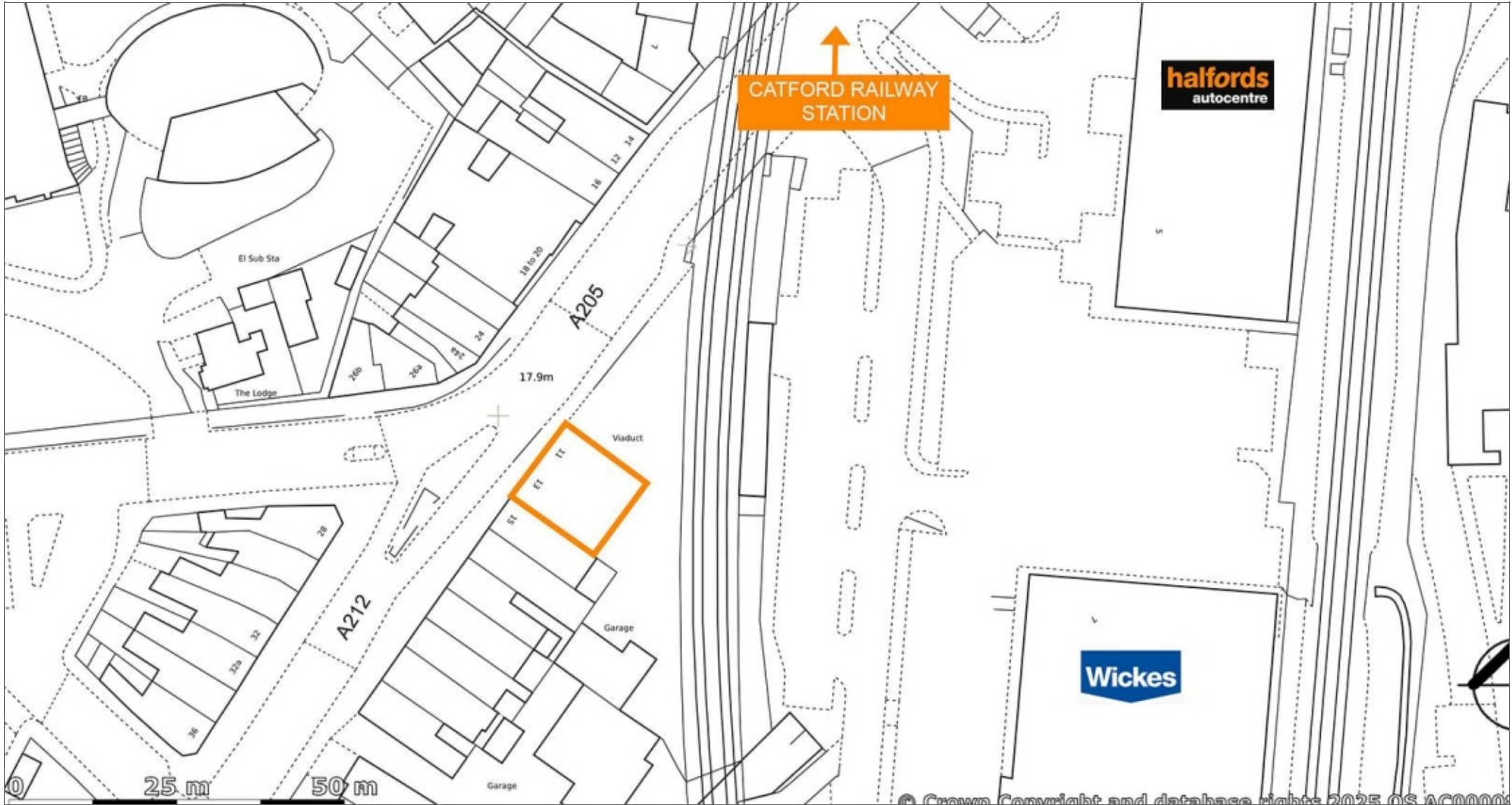
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## Contacts

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