



81 Croydon Road, Caterham,
Surrey, CR3 6PD

TOWN CENTRE
RETAIL / "CLASS E"
PREMISES

TO LET

PROPERTY SUMMARY

- **Town Centre Retail / Class E unit with potential for other uses**
- **Ground floor area 544 sq.ft (50.54 sq.m)**
- **Close proximity to Caterham Railway Station and Junction 6 of M25**
- **New lease available**
- **Excellent town centre location, close to all amenities**
- **Rent £10,950 per annum exclusive**

LOCATION

The premises occupy a prominent position within Caterham town centre on Croydon Road, one of the town's main trading thoroughfares. Caterham benefits from a Waitrose and Morrisons Supermarket with other notable occupiers nearby including Carphone Warehouse, Pizza Express, Magnet Kitchens, Boots, Superdrug and Domino's Pizza.

Junction 6 of the M25 is 2 miles to the South, whilst Caterham mainline station provides regular services into East Croydon, London Victoria and London Bridge.

DESCRIPTION

A well-located, mid-terrace Class E / retail unit.

The accommodation and net internal floor area is as follows:

- **Ground Floor 544 sq.ft (50.54 sq.m)**

TERMS

The unit is available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £10,950 per annum.

Subject to Contract.

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the Adopted 2017 Rateable Values is £7,400. The current UBR is 49.9 pence in the £. Further enquiries in this regard should be made to Tandridge Council. Small Business Rates Relief may be available.

VAT – We understand that VAT is **not applicable** to the lease.

COSTS - Each party to bear their own costs.

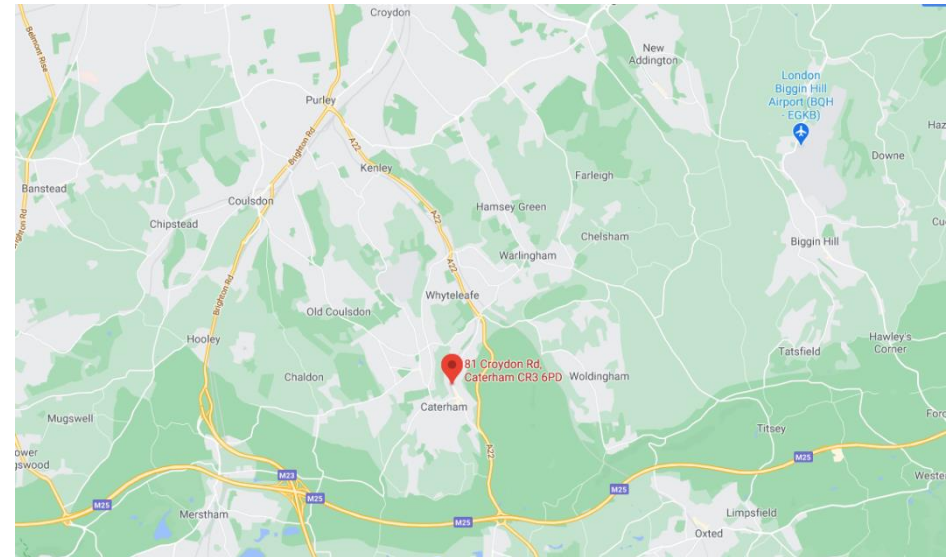
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EPC**

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