



63 High Street, Caterham on  
the Hill, Surrey, CR3 5UF

Class E / Retail /  
Office Unit

**TO LET**



## PROPERTY SUMMARY

- Ground Floor Class 'E' / Retail / Office premises to let
- Suitable for a variety of uses
- Close to M25 Junction 6 and Caterham Railway Station
- Total net internal area 497 sq.ft (46.17 sq.m)
- New lease available at £11,500 per annum exclusive (subject to contract)

## LOCATION

The premises occupy a convenient location on the High Street, Caterham on the Hill. There is a good selection of local shops, cafes, restaurants and pubs close-by.

Caterham on the Hill benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Access to the M23 & M25 is also available close-by at Merstham. There is also a Mainline Railway Station within Caterham Valley (Zone 6) providing regular services to Croydon and London.

## ACCOMMODATION

The premises comprise a ground floor Class E unit, which is configured to provide a main retail / office area, together with a kitchen and toilet to the rear, both of which have recently been refurbished.

The accommodation and net internal floor areas are as follows:-

Main Retail / Office Area	454 sq.ft	(42.18 sq.m)
Kitchen	43 sq.ft	(3.99 sq.m)
<b>Total</b>	<b>497 sq.ft</b>	<b>(46.17 sq.m)</b>

## TERMS

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £11,500 per annum exclusive. **Subject to contract**

## VAT

We understand that VAT is **not** applicable to the rent.

## RATES

The Valuation Office Agency website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £9,700. The current UBR is 49.9 pence in the £. **We understand the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Tandridge District Council.

## EPC

This property has an EPC Rating of D (83).

## COSTS

Each party is to bear their own legal costs.

**For further information or to view please contact:**

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