



Ground Floor, 409 Croydon Road,  
Caterham, Surrey, CR3 6PP

Class E / Office  
Premises

FOR SALE /  
TO LET



## PROPERTY SUMMARY

- Ground floor Class 'E' / Office premises - For Sale or To Let
- Suitable for a variety of commercial uses
- Prominent location fronting Croydon Road
- Close to M25 Junction 6 & Whyteleafe South railway station
- Offered in shell condition
- Total area 1,548 sq.ft (143.81 sq.m)
- Virtual Freehold (999 year lease) Price - £355,000
- Available to let at £24,000 per annum exclusive

## LOCATION

Prominently situated on Croydon Road, in close proximity to the Wapses Lodge Roundabout on the A22 Bypass. The property is within walking distance of Caterham town centre, which has a wide selection of shops, restaurants and local amenities.

The property is situated just off the A22, providing easy access to Junction 6 of the M25 and South London. Whyteleafe South Railway Station is also close by, providing regular services to East Croydon and Central London .

## ACCOMMODATION

The property comprises a new build, fully self-contained, ground floor Class E / Office unit that would be suitable for a variety of uses. The premises are offered in shell condition with 3-phase electricity, LED lighting and toilets. The property benefits from 3 parking spaces. The accommodation and net internal floor areas are as follows:-

Total Net Internal Area	1,548 sq.ft	(143.81 sq.m)
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## TERMS

Offers in the region of £355,000 are invited for a new virtual freehold interest (999 year lease at a peppercorn ground rent).

The premises are also available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £24,000 per annum exclusive. **Subject to contract**

## VAT

All rents and prices are quoted exclusive of VAT, if applicable.

## RATES

To be reassessed.

## EPC

Awaiting EPC.

## LEGAL COSTS

Each party to bear their own costs.

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

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