



60 Croydon Road, Caterham,
Surrey, CR3 6QB

SUBSTANTIAL CLASS 'E'
/ RETAIL PREMISES

TO LET

PROPERTY SUMMARY

- Large Class 'E' / retail premises to let
- Excellent town centre location, close to all amenities
- Close to M25 Junction 6 and Caterham Railway Station
- Total net internal area 3,862 sq.ft (358.79 sq.m)
- Rent £45,000 per annum exclusive
- Parking potentially available

LOCATION

The premises occupies an excellent location within the centre of Caterham Valley close to a wide variety of shops, restaurants and other local amenities and opposite the new supermarket / residential development.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There is also a Mainline Railway Station within easy walking distance providing regular services to Croydon and London.

DESCRIPTION & ACCOMMODATION

The property comprises a substantial Class 'E' / retail unit which was until recently used as a children's soft play centre and cafe. The premises are well configured with a large rectangular retail area with storage space to the rear. There is some parking potentially available with the unit. The accommodation and net internal floor areas are as follows:-

Retail area	3,261 sq.ft	(302.96 sq.m)
Rear storage areas	601 sq.ft	(55.83 sq.m)
Total	3,862 sq.ft	(358.79 sq.m)

TERMS

The premises are available to let on a new effective full repairing and insuring lease for a term to be agreed at an initial rent of £45,000 per annum exclusive.

The existing fixtures and fittings are available by way of separate negotiation.

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 £29,500. The current UBR is 49.9 pence in the £.

EPC – Awaiting EPC.

LEGAL COSTS - Each party to bear their own costs.

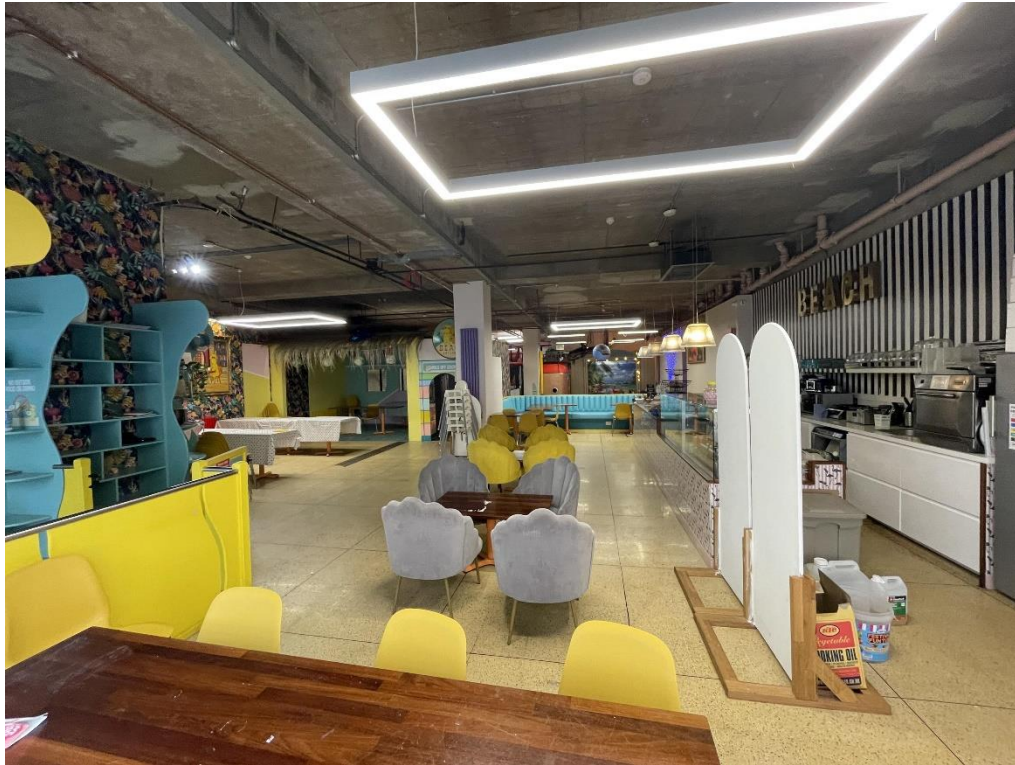
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