



27 High Street, Caterham on
the Hill, Surrey, CR3 5UE

CLASS E / RETAIL /
OFFICE PREMISES

TO LET

PROPERTY SUMMARY

- Ground floor Class E / Retail / Office unit to let
- Good location on Caterham High Street
- Total area 428 sq. ft. (39.76 sq. m.)
- Close to Caterham railway station and M25 / M23
- Rent £10,950 per annum exclusive (subject to contract)

LOCATION

The premises occupy a good location within the main section of the High Street in Caterham on the Hill. The High Street benefits from on-street parking (1 hour free), as well as pay and display car parking close by. The High Street has a diverse mix of independent businesses and well-known national occupiers.

ACCOMMODATION

The shop is configured to provide a front retail area together with a kitchen / store and toilet at the rear. The shop benefits from a modern glazed shop front and tiled flooring.

The accommodation and internal floor areas are as follows:-

Retail Area	380 sq.ft	(35.30 sq.m)
Kitchen / Store	48 sq.ft	(4.46 sq.m)
Total	428 sq.ft	(39.76 sq.m)

TENANCY

The property is available to let from March 2024 on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £10,950 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 £8,500. 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 C (59).

COSTS - Each party is to bear their own legal costs.

For further information or to view please contact:

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