



6A Croydon Road, Caterham,
Surrey, CR3 6QB

Class 'E' / Retail /
Office Premises

TO LET

PROPERTY SUMMARY

- Class 'E' / retail / office unit to let
- Excellent town centre location, close to all amenities
- Total net internal area 509 sq.ft (47.29 sq.m)
- Close proximity to Caterham Railway Station and M25 / M23
- Available by way of new lease
- Rent £12,950 per annum (subject to contract)

LOCATION

The premises occupies an excellent location within the centre of Caterham Valley close to a large number of shops, restaurants and other local amenities.

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.

ACCOMMODATION

The property comprises a Class 'E' unit which is currently configured to provide a retail / office area on the ground floor with kitchen and toilet to the rear. A forward facing staircase leads up to two offices on the first floor which could potentially be used for further sales space. The accommodation and net internal floor areas are as follows:-

Ground Floor Retail / Office Area	238 sq.ft	(22.11 sq.m)
Kitchen	51 sq.ft	(4.74 sq.m)
First Floor	<u>220 sq.ft</u>	<u>(20.44 sq.m)</u>
Total	509 sq.ft	(47.29 sq.m)

TERMS

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £12,950 per annum exclusive plus Vat.

Subject to contract

VAT

VAT is applicable.

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £6,900. The current UBR is 49.9 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Tandridge District Council.

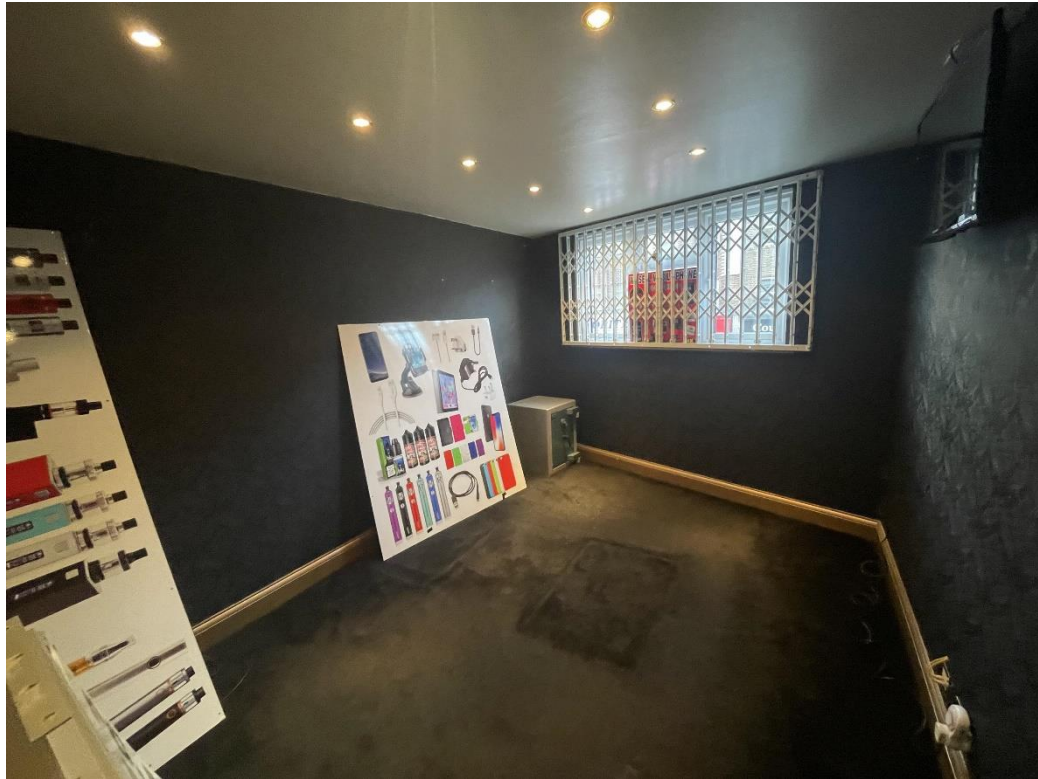
EPC – This property has an EPC Rating of E (119).

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact

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