



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

Class E / Retail /
Office Unit

TO LET

PROPERTY SUMMARY

- Ground floor Class E / retail / office unit
- Good location on High Street, Caterham on the Hill
- Total Net Internal Area 266 sq. ft. (24.71 sq. m.)
- Close to Caterham railway station and M25 / M23
- Available immediately by way of lease assignment
- Rent £9,000 per annum exclusive (subject to contract)

LOCATION

The premises occupy a good location on the High Street on Caterham on the Hill.

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 benefit from a retail / office area which is currently divided into a number of rooms however could be reconfigured to provide one, open plan space. There is a kitchenette and toilet to the rear of the unit.

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

Main Retail / Office Area	256 sq.ft	(23.78 sq.m)
Kitchenette	10 sq.ft	(0.93 sq.m)
Total	266 sq.ft	(24.71 sq.m)

TERMS

The premises are available by way of an assignment of the existing lease until November 2030, with a tenant break clause in November 2027, at a rent of £9,000 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 £5,100. 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 (57).

COSTS

Each party is to bear their own legal costs.

For further information or to view please contact:

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