









8 Godstone Road, Caterham,
Surrey, CR3 6RA

Large Class E / Retail / Office with Lower
Ground Floor potential Workshop /
Storage Premises (May Split)

TO LET

PROPERTY SUMMARY

-  **Large Upper & Lower Ground Floors Class E / retail / Office premises**
-  **Available to let as separate floors or as a whole**
-  **Lower Ground Floor has potential for separate workshop / storage**
-  **Excellent town centre location, close to all amenities**
-  **Close to M25 Junction 6 and Caterham Railway Station**
-  **Rear service road / access**
-  **Total net internal area 2,601 sq.ft (241.64 sq.m)**
-  **Rent £30,000 per annum exclusive (whole building)**

LOCATION

The premises occupy an excellent location within the centre of Caterham Valley close to a wide selection of shops, restaurants and 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. There is free parking along Godstone Road and Croydon Road as well as within Church Walk Shopping centre opposite the property.

DESCRIPTION

The property comprises a large Class E unit arranged over ground and lower ground floors. Until recently the property has been used as a youth centre operated by Surrey County Council. The space has been fitted out to a good standard with laminate flooring, suspended ceilings and air-conditioning. There is spiral staircase and lift linking the two floors at the front of the premises. The space provides a mix of open plan and partitioned rooms which could be altered to suit occupier's needs. The property benefits from a rear access and loading area. There is also a large kitchen on the ground floor and toilets on both floors, including a disabled toilet on the ground floor.

Our client may consider splitting the ground and lower ground floors and letting these separately. The lower ground floor already has a self-contained entrance and loading area at the rear and would potentially suit a workshop, studio or storage use.

A floor plan is available on request.

ACCOMMODATION & TERMS

The whole premises (or potentially the Ground or Lower Ground floors separately) are available to let on a new full repairing and insuring lease, for a term to be agreed as below:

Accommodation	Sq Ft	Sq M	Rent
Ground floor	1,287	119.57	£25,750 per annum
Lower ground floor	1,314	122.07	£12,500 per annum
Total (whole building)	2,601	241.64	£30,000 per annum

Outside A parking space may be available, subject to separate negotiation.

Subject to contract

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

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £24,500. The current UBR is 49.9 pence in the £.

EPC – This property has an EPC Rating of E (120).

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact:

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