



38 Croydon Road, Caterham,
Surrey, CR3 6QB

Class 'E' / Retail
Premises

TO LET

PROPERTY SUMMARY

- 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 526 sq.ft (49 sq.m)
- New lease available at £15,000 per annum exclusive
- 1 parking space to the rear

LOCATION

The property occupies an excellent location within the centre of Caterham Valley close to a good selection 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.

DESCRIPTION & ACCOMMODATION

Ground floor Class 'E' / retail unit. A new entrance providing access to the flat above is in the process of being constructed. A plan showing the proposed layout is below which will comprise a front retail area with a spacious kitchen / ancillary area to the rear together with separate male and female toilets. The retail area has been fitted out to a good standard with a suspended ceiling, modern shop front, air-conditioning and perimeter trunking. There is also 1 parking space at the rear accessed from Colin Road. The proposed accommodation and net internal floor areas will be as follows:-

Ground Floor Retail	378 sq.ft	(35.1 sq.m)
Rear Ancillary & kitchen	148 sq.ft	(13.7 sq.m)
Total	526 sq.ft	(48.9 sq.m)
Outside	1 parking space (accessed via Colin Road)	

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 £15,000 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 £13,750. 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 D (97).

LEGAL COSTS - Each party to bear their own costs.

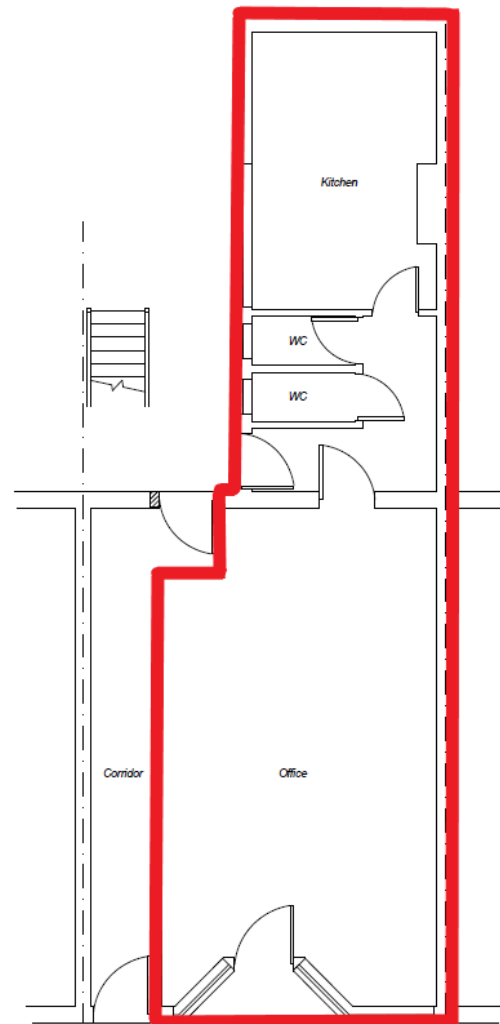
For further information or to view please contact

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Ground Floor

NB. Proposed unit edged in red. The plan shown is not drawn to scale and is for indicative purposes only.



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