



26 Godstone Road, Caterham,  
Surrey, CR3 6RA

RETAIL / CLASS  
'E' UNIT

**TO LET**

## PROPERTY SUMMARY

- **Ground Floor Class 'E' / Retail unit**
- **Prominent town centre location**
- **Would suit a variety of uses including retail, restaurant, leisure & health**
- **Total area 1,055 sq.ft**
- **Rent £21,500 per annum exclusive**
- **Rear parking and access**
- **Close to Caterham Railway Station and Junction 6 of the M25**

## LOCATION

The premises occupy a prominent trading location within the centre of Caterham Valley close to a wide selection of shops, restaurants and other amenities.

Caterham is an affluent town with an active Business Improvement District (BID) with a number of improvements taking place. The town benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Caterham Mainline Railway Station (Zone 6) is within easy walking distance providing regular services to East Croydon and London Bridge.

There is free parking along Godstone Road and Croydon Road as well as within Church Walk Shopping centre opposite the property.

## DESCRIPTION & ACCOMMODATION

26 Godstone Road offers a good size prominent retail unit. There is potential for the space to be used for a variety of uses such as retail, restaurant, professional services, healthcare and leisure. There will be one parking space offered with the unit accessed via Timber Lane at the rear. Net internal floor areas are as follows:-

- Retail 91 sq.m            980 sq.ft
- Toilet 7 sq.m            75 sq.ft

Indicative floor plans are attached below.

## TERMS

The property is available to let on a new internal repairing and insuring lease for a term to be agreed at a rent of £21,500 per annum exclusive.

## RATES

To be assessed, further enquiries in this respect should be made to Tandridge District Council.

## VAT

Rent quoted is exclusive of VAT, if applicable.

## EPC

This property has an EPC Rating of D (90).

## COSTS

Each party to bear their own costs.



For further information or to view, please  
contact Joint Sole Agents:

## Rayners Commercial

Joe Yorke Bsc Hons Tel: 01737 222835

Email: [joe@raynerscommercial.com](mailto:joe@raynerscommercial.com)

Chris Richards MRICS Tel: 01737 222835

Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)

Or our Joint Sole Agent – G & P Property

Email: [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Tel: 01883 723888

### DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

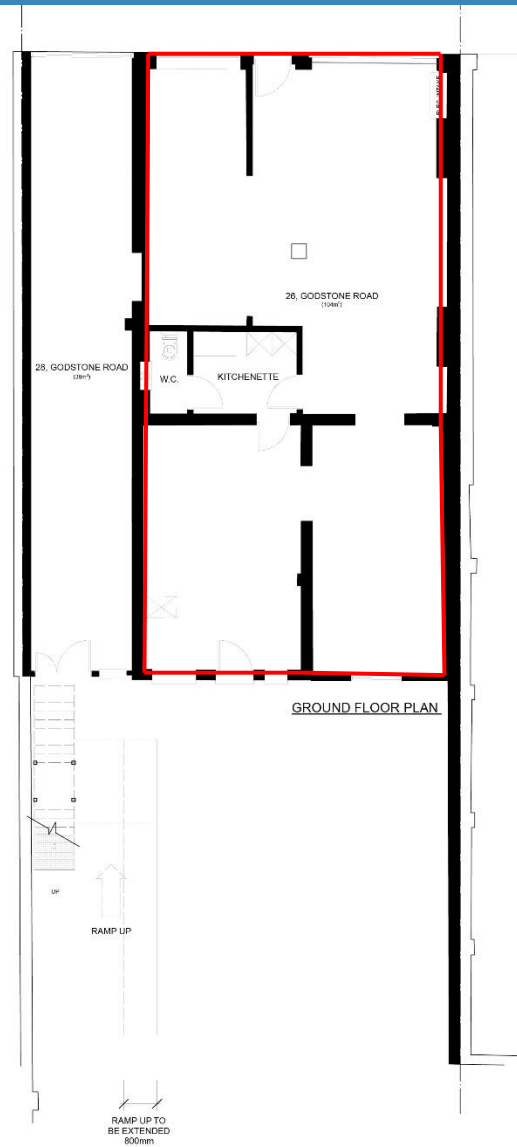
No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.









Not to Scale – For Indicative Purposes Only



## 22-28 Godstone Road, Caterham, Ground Floor

