










33 High Street, Caterham on the Hill,
Surrey, CR3 5UE

Class 'E' / Office
Premises

TO LET

PROPERTY SUMMARY

-  **Attractive character Grade II Listed building**
-  **Class 'E' / Office premises**
-  **Rear detached studio also available together or separately**
-  **Up to 3 parking spaces**
-  **33 High Street - 589 sq.ft & Studio - 181 sq.ft**
-  **Rent £14,750 per annum for 33 High Street**
-  **Rent £4,000 per annum for The Studio**

LOCATION

The premises occupy a convenient location at the southern end of the High Street, Caterham on the Hill. There is a good selection of independent shops, cafes, restaurants and pubs close-by.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone providing access to Gatwick and Heathrow Airports and the remainder of the national motorway network. Caterham Mainline Railway Station is less than 1 mile away providing regular services to Croydon and London (Victoria & London Bridge).

DESCRIPTION & ACCOMMODATION

An attractive Grade II Listed building which has retained a number of period features, suitable for a variety of Class E and office type uses. The property benefits from a modern kitchen and toilet and two rooms on the ground floor and two further rooms on the first floor. There is also a detached rear timber framed Studio building which can either be let together or separately. The Studio includes a kitchenette and toilet.

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

Ground Floor Room 1	176 sq.ft	(16.4 sq.m)
Ground Floor Room 2	107 sq.ft	(9.9 sq.m)
Kitchen	42 sq.ft	(3.9 sq.m)
First Floor Room 1	117 sq.ft	(10.9 sq.m)
First Floor Room 2	147 sq.ft	(13.7 sq.m)
Total (without the Studio)	589 sq.ft	(54.7 sq.m)
Rear Studio Room 1	72 sq.ft	(6.7 sq.m)
Rear Studio Room 2	74 sq.ft	(6.9 sq.m)
Kitchen	35 sq.ft	(3.3 sq.m)
Total for studio	181 sq.ft	(16.8 sq.m)

Outside – Up to 3 parking spaces as outlined below. Plus rear patio area.

TERMS

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed, on the following bases:

33 High Street - £14,750 per annum exclusive, to include 2 parking spaces

The Studio - £4,000 per annum exclusive, to include 1 parking space

Both together - £18,000 per annum exclusive, to include 3 parking spaces

Subject to contract

VAT We understand VAT is not applicable.

RATES

The Valuation Office Agency Website describes the property at 33 High Street as “Offices & Premises” and advises that the 2023 Rateable Value is £7,400. 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 Council.

EPC

This property at 33 High Street has an EPC Rating of B (48).

LEGAL COSTS

Each party to bear their own costs.

For further information or to view please contact

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