



8 High Street, Caterham on the
Hill, Surrey, CR3 5UA

Class E / Retail /
Office Unit

TO LET

PROPERTY SUMMARY

- Ground floor Class E / retail / office unit
- Good location on Caterham High Street
- Total Net Internal Area 483 sq. ft. (44.9 sq.m)
- Close to Caterham railway station and M25 / M23
- Available immediately by way of new lease
- Rent £12,000 per annum exclusive (subject to contract)

LOCATION

The premises occupy a good location within the main section of the High Street.

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 providing regular services to Croydon and London.

DESCRIPTION & ACCOMMODATION

The premises comprise a front and rear retail area with a toilet and storage to the rear. The property has a suspended ceiling and spotlights to the front area and has recently been redecorated.

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

Frontal retail area	297 sq.ft	(27.6 sq.m)
Rear retail area	168 sq.ft	(15.6 sq.m)
Storage	18 sq.ft	(1.7 sq.m)
Total	483 sq.ft	(44.9 sq.m)

TERMS

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £12,000 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 £9,000. 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 D (90).

COSTS

Each party is to bear their own legal costs.

For further information or to view please contact:

Joe Yorke BSc Hons Tel: 01737 222835
Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com



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.