



14 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 655 sq.ft (60.9 sq.m) plus external store
- New lease available at £18,000 per annum exclusive

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 with a rear store / office together with a kitchen and toilet. The retail area is fitted to a good standard, including a suspended ceiling with LED lighting. The property also benefits from a small rear yard and external store. The accommodation and net internal floor areas are as follows:

Ground Floor Retail	655 sq.ft	(60.9 sq.m)
External Store	<u>111 sq.ft</u>	<u>(10.3 sq.m)</u>
Total	766 sq.ft	(71.2 sq.m)

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 £18,000 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 £11,500. 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 - Awaited

LEGAL COSTS - Each party to bear their own 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.

