



**22A Westway & Flat 5,
Caterham on the Hill, CR3 5TP**

**Substantial Commercial &
Residential freehold**

FOR SALE

PROPERTY SUMMARY

- **Freehold commercial (Class E) premises with residential above**
- **Includes 1-bed flat. Other flats sold off on long leases.**
- **Parking for around 8 cars at rear**
- **Ground Floor commercial unit 1,465 sq. ft**
- **Potential for a range of uses (subject to planning)**
- **Commercial unit and Flat 5 to be sold with vacant possession**
- **Includes two further flats which are sold off on long leases**
- **No VAT**
- **Freehold price £450,000**
- **Class E commercial unit available separately at £260,000**

LOCATION

Westway in Caterham on the Hill is a local shopping area which links Chaldon Road and Coulsdon Road. Westway is conveniently located for Junctions 6 & 7 of the M25 as well as the A22 / A23, offering easy access to London and surrounding areas. Caterham railway station is approximately 1 mile.

DESCRIPTION & ACCOMMODATION

A substantial, partly attached, two storey building comprising a large Class E commercial unit on the ground floor which is currently used as offices for a building maintenance company. The commercial space benefits from a suspended ceiling with LED lighting, gas fired central heating, air-conditioning, male and female toilets, shower and a modern kitchen. There are three flats on the first floor, two of which have been sold off on long leases and the other flat (Flat 5) will be sold with vacant possession. Flat 5 is a spacious 1-bedroom self-contained flat with gas fired central heating. The premises benefits from both front and rear access together with parking for around 8 cars at the rear.

See below schedule for accommodation and tenancy information.

SALE PRICE

The freehold is available for £450,000 with vacant possession of the ground floor commercial / Class E premises and Flat 5. The sale will be subject to the existing long leases in respect of Flats 3 & 4.

Alternatively, the ground floor commercial premises is available separately on a new 999 year lease at £260,000. **Subject to contract**

VAT

We understand that VAT is not applicable to the sale price.

BUSINESS RATES & COUNCIL TAX

The 2023 Rateable Value in respect of the ground floor commercial unit is £19,750. The current UBR is 49.9 pence in the £.

Flat 5 is within band B for Council tax purposes.

EPC

The ground floor commercial premises has an EPC Rating of D (96). The EPC for Flat 5 has a rating of D (67)

LEGAL COSTS Each party is to bear their own legal costs

For further information or to view please contact

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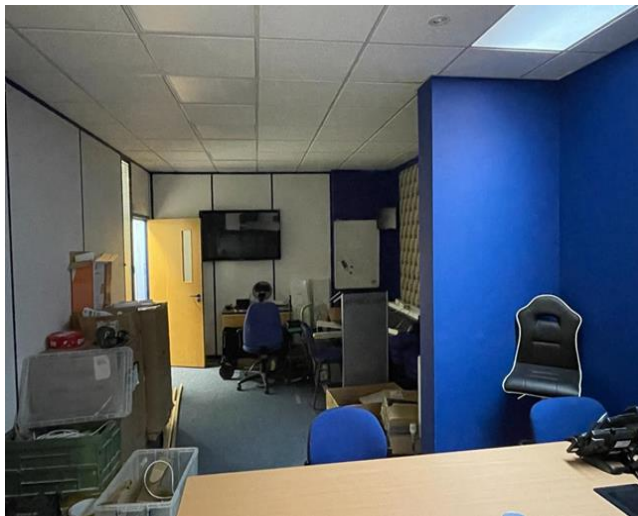
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TENANCY SCHEDULE

Address	Accommodation	Floor Area Sq.ft	Floor Area Sq.m	Tenancy	Other
22A Westway	Ground floor commercial unit	1,465	136.10	Vacant Possession	Rear parking
Flat 5	1-Bed Flat (First Floor)	548	50.91	Vacant possession	Rear parking
Flat 4	First Floor Flat	Sold on long lease	Sold on long lease	Sold off on long lease for 125 years from 9 February 2000 at a ground rent of £150 per annum	1 parking space
Flat 3	First Floor Flat	Sold on long lease	Sold on long lease	Sold off on long lease for 125 years from 9 February 2000 at a ground rent of £150 per annum	1 parking space





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