



56 Westway, Caterham,  
Surrey, CR3 5TP

CLASS E / RETAIL /  
OFFICE

TO LET



## PROPERTY SUMMARY

- **Would suit Class E / retail / office uses**
- **Popular local shopping area close to all amenities**
- **Total Net Internal Area 375sq. ft (34.9 sq.m)**
- **Available immediately by way of new lease**
- **Rent £850 per month (subject to contract)**

## LOCATION

Westway is a local shopping centre linking Chaldon Road and Coulsdon Road within Caterham on the Hill. The former Caterham Barracks development incorporating Tesco is close by as well as Caterham on the Hill High Street. Junction 6 of the M25 is close-by at Godstone. Access to the M23 is also available at Merstham.

## DESCRIPTION & ACCOMMODATION

The property was previously a tattoo studio (Sui Generis use) but is considered suitable for Class E, retail or office uses. The property is arranged over ground and lower ground floor levels together with kitchenette and toilet. The unit benefits from a double glazed shop front a mix of vinyl & tiled flooring and spot-lighting, giving the property a modern appearance. Heating is provided via electric, wall mounted radiators. Unrestricted on street parking is available close by.

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

Ground Floor	230 sq.ft	( 21.4 sq.m)
Lower Ground Floor	145 sq.ft	( 13.5 sq.m)
Total	375 sq.ft	( 34.9 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 £850 per month exclusive.  
**Subject to contract**

## VAT

We understand that VAT is not applicable

## BUSINESS RATES

The Valuation Office Agency website describes the property as “Shop & Premises” and advises that the 2023 Rateable Value is £6,100. 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.

## LEGAL COSTS

Each party are to pay their own costs

**EPC** This property has an EPC Rating of B (50)

**For further information or to view please contact**

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