



6A Croydon Road, Caterham,  
Surrey, CR3 6QB

Class E / Retail /  
Office Premises

**TO LET**

## PROPERTY SUMMARY

- Class 'E' / retail / office unit to let
- Excellent town centre location, close to all amenities
- Total net internal area 509 sq.ft (47.29 sq.m)
- Close proximity to Caterham Railway Station and M25 / M23
- Available by way of new lease
- Rent £12,950 per annum (subject to contract)

## LOCATION

The premises occupies an excellent location within the centre of Caterham Valley close to a large number 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.

## ACCOMMODATION

The property comprises a Class 'E' unit which is currently configured to provide a retail / office area on the ground floor with kitchen and toilet to the rear. A forward-facing staircase leads up to two offices on the first floor which could potentially be used for further sales space. The accommodation and net internal floor areas are as follows: -

Ground Floor Retail / Office Area	238 sq.ft	(22.11 sq.m)
Kitchen	51 sq.ft	(4.74 sq.m)
First Floor	<u>220 sq.ft</u>	<u>(20.44 sq.m)</u>
<b>Total</b>	<b>509 sq.ft</b>	<b>(47.29 sq.m)</b>

## 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 £12,950 per annum exclusive plus Vat.

**Subject to contract**

## VAT

VAT is applicable to the rent and other outgoings.

## RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £6,900. 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** – Awaiting EPC

**LEGAL COSTS** - Each party to bear their own costs.

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

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