



89 High Street, Caterham, Surrey,
CR3 5UH

Offices / Class E
premises with Parking

TO LET

PROPERTY SUMMARY

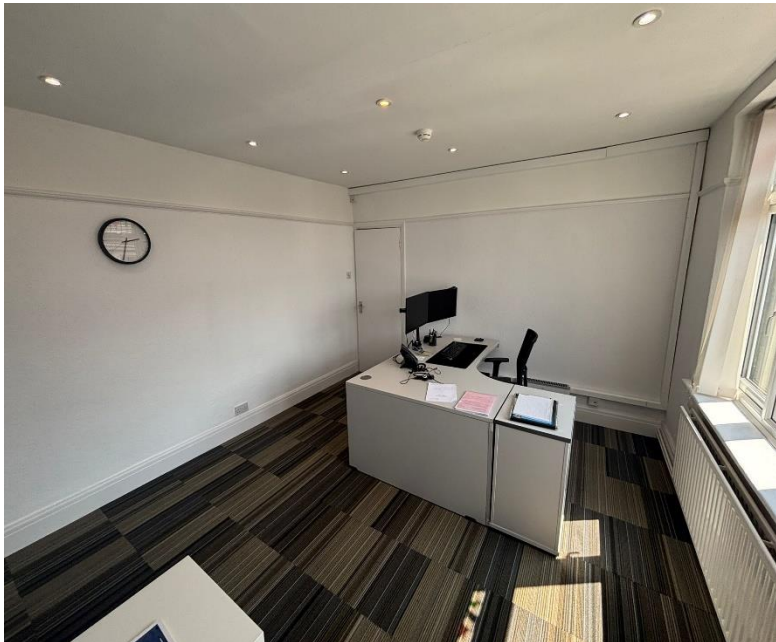
- Detached 3 storey office building with rear yard / parking area
- Situated close to A22 / A23 / M25 (Junction 6)
- Close to local shops, restaurants and bars
- Caterham Valley Railway Station 0.5 mile
- Total area 1,225 sq.ft (113.8 sq.m)
- Up to 8 Parking spaces
- Rent - £23,500 per annum exclusive + VAT (subject to contract)

LOCATION

Caterham is an affluent commuter town situated in East Surrey, providing a wide range of amenities, retail and restaurant options.

The premises occupy a good location on the High Street on Caterham on the Hill.

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 (Zone 6) providing regular services to Croydon and London.



DESCRIPTION

A detached, three storey building with a large yard and parking area to the rear. The property is currently fitted out as offices and benefits from a mix of carpet and laminate flooring, part double glazing, gas central heating and toilet facilities on both the ground and first floors. The accommodation provides a mix of open plan and individual rooms and there is both a front and rear entrance. The property would suit a wide range of Class E uses.

RATES

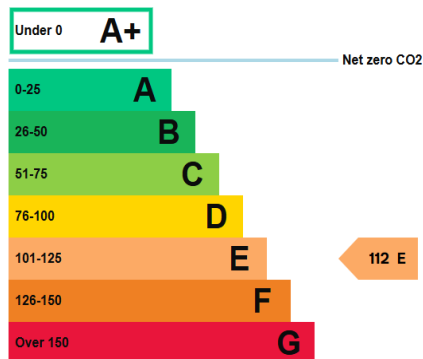
The Valuation Office Agency website describes the property as “Offices & Premises” and advises that the Adopted 2023 Rateable Value is £15,000. The current UBR for 2024/25 is 49.9 pence in the £. Further enquiries to Tandridge District Council on 01737 276000.

EPC

This property has the following EPC rating which is valid until 31 July 2033:

Energy rating and score

This property's energy rating is E.



ACCOMMODATION

The property provides the following net internal floor areas:

Accommodation	Sq. Ft	Sq. M
Ground Floor	492	45.7
First Floor	441	41.0
Second Floor	292	27.1
TOTAL	1225	113.8
Outside	Parking for up to 8 cars	

TERMS

The whole property is available to let on a new lease for a term to be agreed on full repairing and insuring terms at a rent of £23,500 per annum exclusive.

VAT

We understand that VAT is **NOT** applicable to the rent.

LEGAL COSTS

Each party is to bear their own costs.

CONTACT

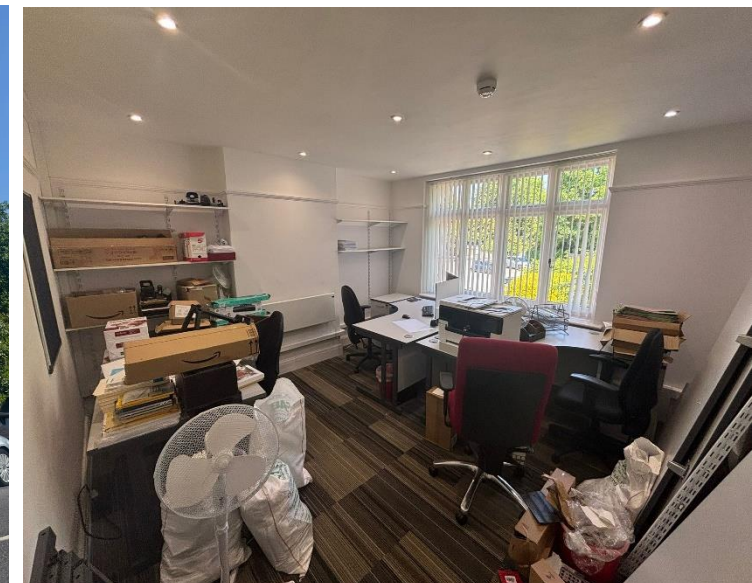
For further information or to arrange a viewing, please contact:

Joe Yorke Bsc Hons Tel: 01737 222835

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