



8 Croydon Road, Caterham,
Surrey, CR3 6QB

Restaurant /
Class E Premises



TO LET

PROPERTY SUMMARY

- Restaurant / Class E premises to let
- Excellent town centre location, close to all amenities
- Close to M25 Junction 6 and Caterham Railway Station
- Total net internal area 2,371 sq.ft (220.27 sq.m)
- New lease available at £34,000 per annum exclusive
- Kitchen equipment, fixtures and fittings by separate negotiation

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

Large ground floor and basement Class E restaurant premises with a rear kitchen and separate male and female WC facilities. The accommodation and net internal floor areas are as follows:

Main Restaurant	1,161 sq.ft	107.86 sq.m
Upper Seating Area	458 sq.ft	42.55 sq.m
Kitchen	470 sq.ft	43.66 sq.m
Basement storage	<u>282 sq.ft</u>	<u>26.20 sq.m</u>
Total	2,371 sq.ft	220.27 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 £34,000 per annum exclusive.

Interested parties should note that the kitchen equipment, appliances, fixtures and fittings are available from the outgoing tenant by way of separate negotiation. Further details upon request.

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 2026 Rateable Value is £25,500. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Tandridge District Council.

EPC – To be assessed

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact

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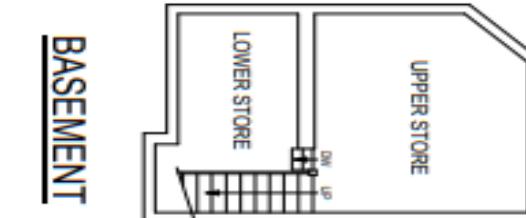
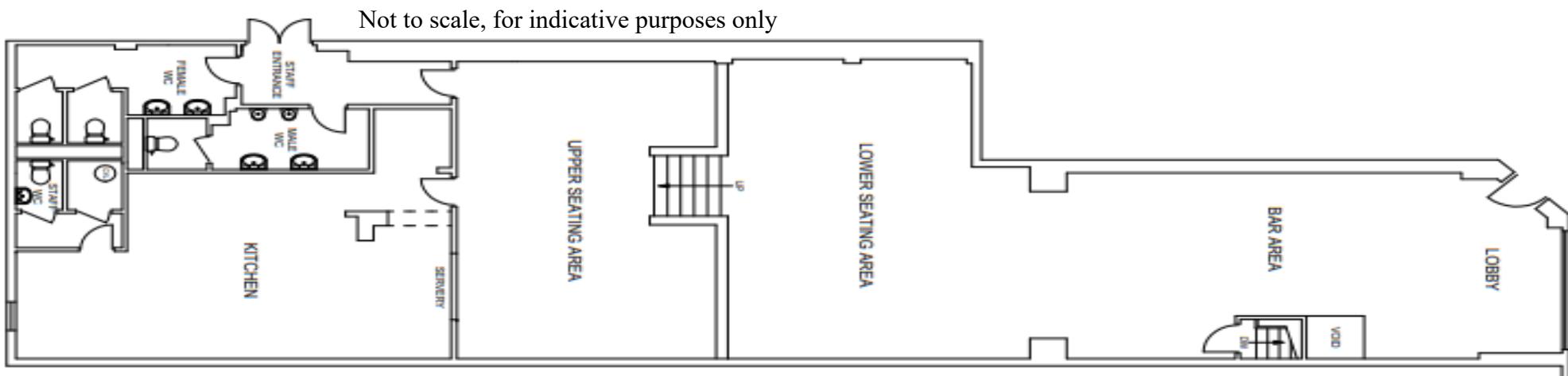
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