



78 High Street, Caterham on the Hill,  
Surrey, CR3 5UD

Class 'E' / Office  
Premises

**TO LET**

## PROPERTY SUMMARY

- Ground Floor Class 'E' / Office premises
- Kitchen, shower-room and toilet facilities
- Wood effect laminate flooring & recessed spot-lights
- Gas central heating
- Total area 402 sq.ft (37.3 sq.m)
- Rent £11,750 per annum exclusive

## LOCATION

The premises occupy a convenient location at the southern end of the High Street, Caterham on the Hill. There is a good selection of local shops, cafes, restaurants and pubs close-by.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Caterham Mainline Railway Station is less than 1 mile away providing regular services to Croydon and London (Victoria & London Bridge).

## ACCOMMODATION

Ground floor Class E / office premises arranged as three rooms together with kitchen, toilet and shower. There is also a rear garden. The accommodation and net internal floor areas are as follows:-

Front Office	140 sq.ft	(13.0 sq.m)
Middle Office	93 sq.ft	( 8.6 sq.m)
Rear Office	106 sq.ft	( 9.8 sq.m)
Kitchen	63 sq.ft	( 5.9 sq.m)
<b>Total</b>	<b>402 sq.ft</b>	<b>(37.3 sq.m)</b>

## TERMS

The premises are available to let a new full repairing and insuring lease, for a term to be agreed, at a rent of £11,750 per annum exclusive.

### Subject to contract

## VAT

All rents and prices quoted are exclusive of VAT, if applicable.

## RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2026 Rateable Value is £5,900. 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 Council.

## EPC

This property has an EPC Rating of C (75).

## LEGAL COSTS

Each party to bear their own costs.

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

**Joe Yorke BSc Hons Tel: 01737 222835**

**Email: [joe@raynerscommercial.com](mailto:joe@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**

**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**



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