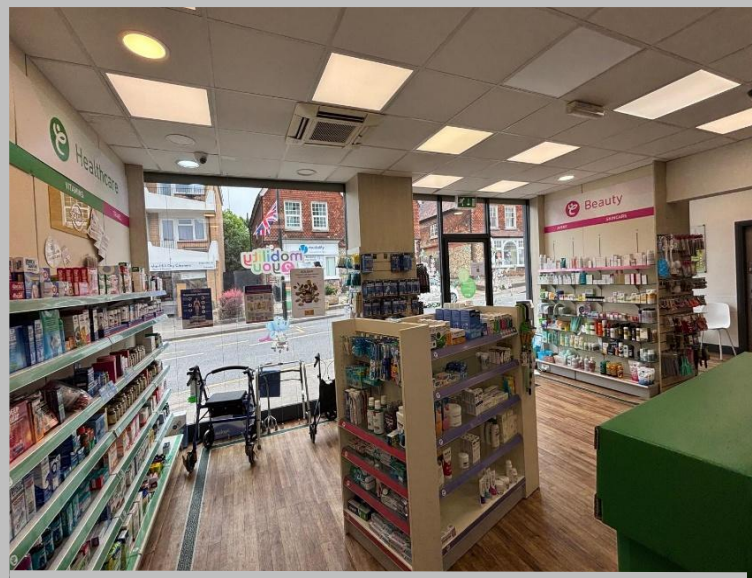
RAYNERS
COMMERCIAL

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4 High Street & Rowles Court, High Street, Caterham, Surrey CR3 5UA

Retail & Residential Investment

FOR SALE

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

INVESTMENT SUMMARY

- **First time on the market for over 100 years**
- **Freehold mixed-use retail & residential investment**
- **High Street location**
- **Pharmacy & Indian Restaurant**
- **Includes 3 x 2 bed flats, 1 x 1 bed flat & 1 x 2-bed house**
- **3 Garages**
- **Large rear garden**
- **Total income £99,720 per annum**
- **Freehold price £1,190,000 (subject to contract)**
- **No VAT**

LOCATION

The premises occupy a strong High Street location in the centre of Caterham on the Hill which has a wide selection of shops, restaurants and other local amenities.

Caterham on the Hill benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There is a Mainline Railway Station in Caterham Valley (0.75 miles) providing regular services to Croydon and London.

There are a number of on-street parking bays along this section of the High Street as well as free parking in the Raglan Shopping Precinct car park nearby.







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DESCRIPTION

An attractive mixed-use, town centre investment. The premises comprise a substantial, detached, three storey building together with rear garden and garages.

There is a well established Pharmacy and Indian restaurant on the ground floor. There are 3 spacious 2-bedroom flats and 1 x 1-bedroom flat above which have their own access from the rear. One of the flats is let to the Indian Restaurant as part of the restaurant lease and is used for staff. The other 3 flats are let on separate Assured Periodic Tenancies to individuals. There is also an attached 2-bedroom house at the rear known as Rowles Court which is also let on an Assured Periodic Tenancy.

There is a detached block of 3 garages at the rear, two of which are let under a separate licence to the Indian Restaurant and the other one will be sold with vacant possession. The side access leading to the rear of the premises is only suitable for bikes and is not wide enough for cars.
There is a large garden at the rear of the premises.





EPC

This current EPC ratings are as follows:

4A-4B High Street (Chemist)	B (35)
4C High Street (Indian Restaurant)	B (32)
4A High Street (Flat)	D (64)
4B High Street (Flat)	D (66)
4C High Street (Flat)	D (66)
4XHigh Street (Flat)	C (70)
Rowles Court (House)	C (70)

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ACCOMMODATION & TENANCY SCHEDULE

Accommodation	Floor Area	Floor Area	Tenant	Term	Rent (PA)	Rent Reviews	Tenancy / Repairs	Other
	Sq.ft	Sq.m		Expiry				
4A-4B High Street (Chemist)	1,138	105.72	Chemitex Ltd	24/03/38	£17,800	25/03/28	Effective full repairing & insuring terms.	
4C High Street (Indian restaurant)	707	65.68	Mr B Uddin & Mr M Uddin	24/12/28	£22,500	25/12/28 (lease renewal)	Effective full repairing & insuring terms.	
4C High Street (flat)	745	69.21	Mr B Uddin & Mr M Uddin	24/12/28	Included above	25/12/28 (lease renewal)	Effective full repairing & insuring terms.	Flat 4C is included in the lease to Messrs Uddin (Indian Restaurant). 2 Bedroom Flat
4A High Street (flat)	678	62.99	individuals	Assured Periodic Tenancy	£15,600	25/10/27	Assured Periodic Tenancy	2 Bedroom Flat. Rent increase notice served to £1,300pcm wef 25/10/26
4B High Street (flat)	643	59.74	Individuals	Assured Periodic Tenancy	£13,620	03/07/27	Assured Periodic Tenancy	2 Bedroom Flat
4X High Street (flat)	568	52.77	Individual	Assured Periodic Tenancy	£13,080	28/11/27	Assured Periodic Tenancy	1 Bedroom Flat. Rent increase notice served to £1,090pcm wef 28/11/26
Rowles Court (house)	1,069	99.31	Individuals	Assured Periodic Tenancy	£16,080	01/12/27	Assured Periodic Tenancy	2 Bedroom House. Rent increase notice served to £1,340pcm wef 01.12.26
3 x Garages	252	23.41	Mr B Uddin	Monthly licence	£1,040	Monthly licence	Licensor to repair	2 garages let on licence to Mr Uddin (Indian restaurant). 1 garage vacant
				TOTAL	**£99,720**			
Outside	Large rear garden							

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SALE PRICE & POTENTIAL

We are instructed to seek **£1,190,000** for the freehold, subject to contract. Potential for active management and possible longer term development opportunity.

TENURE

Freehold

VAT

We understand that VAT is **not** applicable to the sale price.

LEGAL COSTS

Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

Daniel Lascelles MPLAN Tel: 01737 222835
Email: daniel@raynerscommercial.com

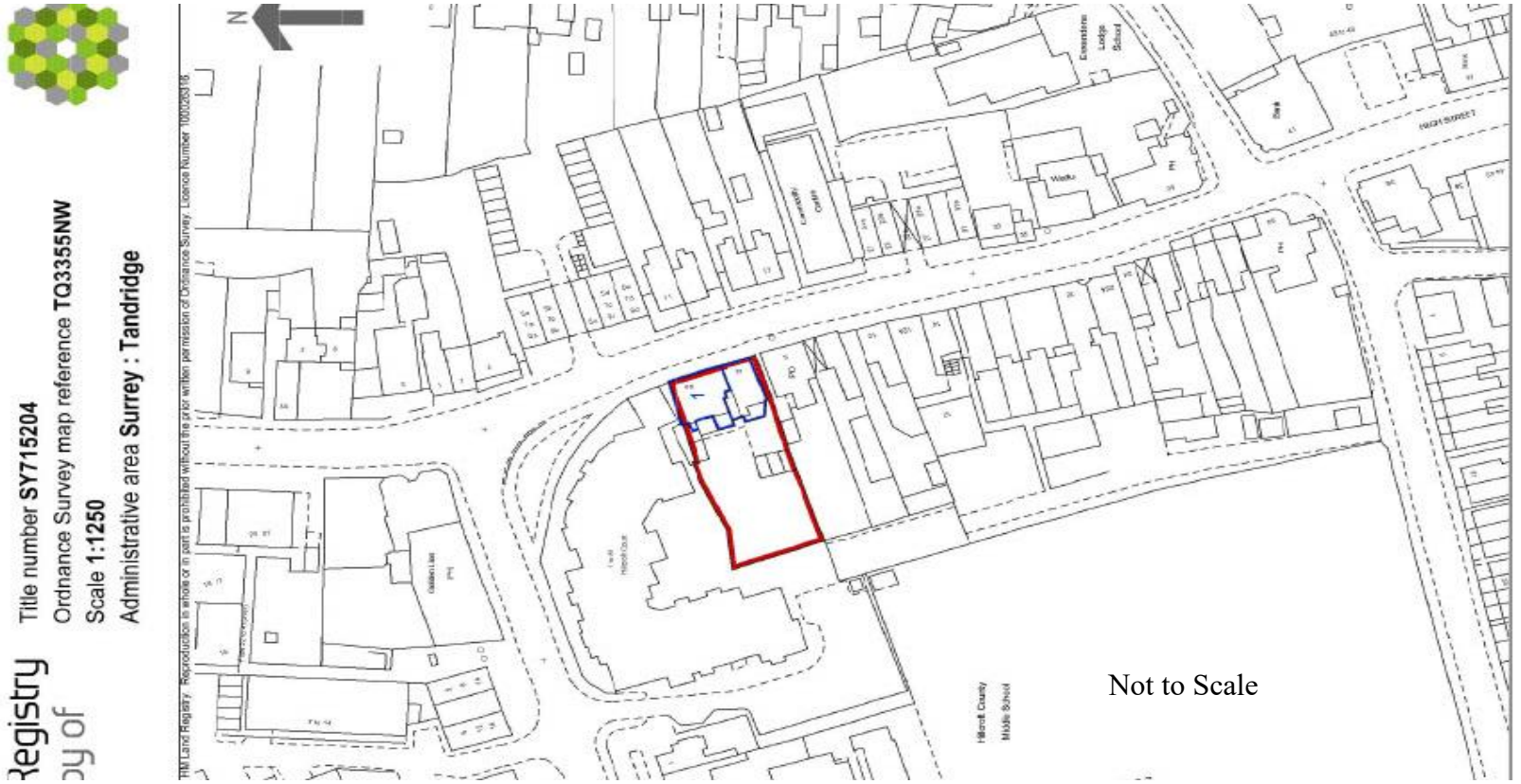
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