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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## TRIPLE FRONTED SHOP UNIT TO LET

(BUSINESS ALSO AVAILABLE IF REQUIRED)



**15 Raglan Shopping Centre, Town End,  
Caterham on the Hill, Surrey, CR3 5UG**

# CHARTERED SURVEYORS

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# 15 Raglan Shopping Centre, Town End, Caterham on the Hill, Surrey, CR3 5UG

## Location:

The property occupies a prominent corner position in the heart of the Raglan Shopping Centre which is the primary retail location for Caterham on the Hill. This centre has the benefit of two free car parks; one within the Centre itself and a Local Authority Car Park immediately behind this unit.

## Accommodation:

The property has traded as a number of years as a Health and Beauty Salon and has recently been refitted to an extremely high standard by the current Owners. The Unit enjoys a triple frontage and internally it is divided to provide a reception area with relaxation zone behind, individual treatment rooms, shower room and wc and with a new hairdressing salon within the lower ground floor area.

Alternatively the unit can be provided with vacant possession.

Frontage	14.15 m	(46'5)
Ground Floor	119.5 sq m	(1286 sq ft)
Lower Ground Floor	43.4 sq m	( 467 sq ft)

**Total** 162.9 sq m (1753 sq ft)

## Lease:

The lease is due to expire on 23rd January 2016. The current rent is £17,650 per annum which is due for review on the 24th January 2011.

## Terms:

The lease is available for assignment at nil premium subject to contract.

## Business:

If required the existing business can be transferred to include goodwill, fixtures and fittings and the benefit of the above lease in the sum of £50,000 subject to contract with stock at valuation.

## Business Rates

According to the Government website the property has a Rateable Value of £14,750. The UBR for 2011/12 is 42.6p in the £.

## Energy Performance Certificate:

Awaiting energy Performance Certificate

## Legal Costs:

The Purchaser to be reasonable for both parties' Reasonable legal costs incurred in this transaction.

## Viewing:

Strictly by appointment with Joint Sole Agents Gildersleve & Payne

Contact Peter Gildersleve FRICS

Tel: 01883 723888

Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Or

Arnold & Baldwin

Contact Joe Arnold

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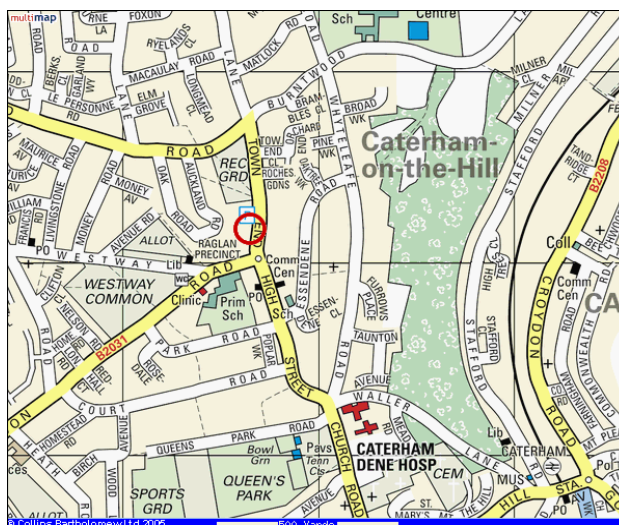
## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)



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