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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

RETAIL SHOP TO LET



**205 GODSTONE ROAD, WHYTELEAFE,
SURREY, CR3 0EL**

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,

205 GODSTONE ROAD, WHYTELEAFE, SURREY, CR3 0EL

Location:

The property is well located within the main parade of shops in the centre of Whyteleafe fronting the A22 London to Eastbourne trunk road. There are good car parking facilities in the street outside and in adjoining car parks and public transport links are excellent with the bus service stopping outside and two main railway stations either side of the road at Whyteleafe and Upper Warlingham respectively.

Description/Accommodation:

The interior of the shop provides a clear retail area with a stock room and internal wc. To the rear is a shared fire escape corridor. The shop is partly fitted out with a suspended acoustic tiled ceiling and recessed category II lighting.

The approximate floor areas are as follows:

Retail:	39.8 sq m	(428 sq ft)
Storage:	6.5 sq m	(70 sq ft)
Total	46.3 sq m	(490 sq ft)

Terms:

A new lease is available without premium at a commencing rent of £8,250 per annum subject to contract and VAT (if applicable). The length of lease is negotiable and will be on standard full repairing and insuring terms

Legal costs:

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate:

Available



Business Rates:

According to the Government website the shop has a Rateable Value of £6,300. The UBR for 2010/11 is 40.7p in the £. Qualifying businesses may be able to claim Small Business Relief which will reduce the amount of rates payable. More details can be obtained from the Business Rates Section of Tandridge District Council Tel 01883 722000.

Viewing:

By appointment with Sole Agents
Gildersleve & Payne
Contact Peter Gildersleve FRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk

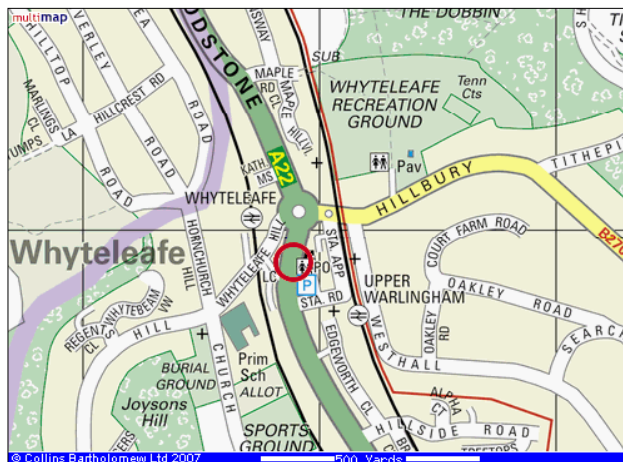
Property Misdescriptions Act 1991

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



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