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**GILDERSLEVE  
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Commercial Property Consultants

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

## RETAIL OPPORTUNITY IN CENTRAL OXTED



**52-58 STATION ROAD WEST, OXTED,**  
**SURREY, RH8 9EU**

- **Available now**
- **Excellent location next to Oxted Railway Station**
- **Two hours public parking in Morrisons to the rear**
- **On street parking**

**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.*

# 52-58 STATION ROAD WEST, OXTED, SURREY, RH8 9EU

## Location:

The property occupies an excellent position at the top end of Station Road West adjoining Oxted Railway Station and the Hoskins Walk Precinct with Morrisons to the rear. Located within Station Road West are two major clearing banks, the main Post Office and a number of successful specialist businesses including Jobs Furniture, Robertsons Coffee Shop, Inches Beauty Salon, JJ's Childrenswear, Audio Vision and Oxted Cinema. The property has the benefit of on street car parking immediately outside and to the rear there is two hours public parking available within the Morrisons car park.

## Description/Accommodation:

The new units will occupy the ground floor of one of the oldest commercial buildings in Oxted which is being totally refurbished to provide two units facing Station Road West with a split level unit facing Hoskins Walk to the rear.

The remaining unit will have the benefit of a new shop front and a disabled wc to the rear. The interior will be finished to a "Developer's shell" ready for fitting out. Prospective Tenants should note that there is also a small cellar area beneath which can be accessed only via a hatch in the floor. Floor plans are available upon request.

The approximate dimension are as follows:

Number 52:	22.42 sq m	(241 sq ft)
Number 54:	LET	
Number 58:	LET	

Planning: Number 52 is available for A1 retail use or for A2 professional office use (subject to planning)

*Please note that these are estimated dimensions taken from plan drawings which may be subject to alteration.*

## Terms:

The units are available on new leases for a minimum term of 10 years with 5 yearly rent reviews on a full repairing and insuring basis, subject to contract and VAT (if applicable). The proposed rents are as follows:

Number 52:	£9,000 per annum
Number 54:	LET
Number 58:	LET

**NB: Longer lease available by negotiation.**

## 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.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

## Legal costs:

Each party to pay their own legal costs incurred in this transaction.

## Energy Performance Certificate

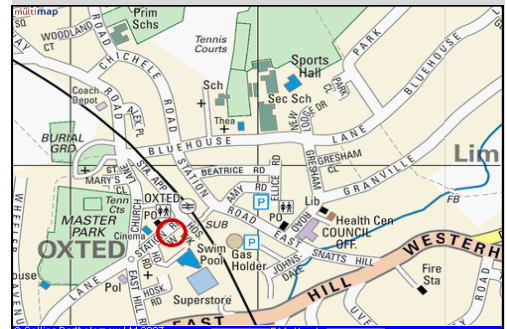
To be prepared on completion of the refurbishment.

## Business Rates:

To be assessed.

## Viewing

For further information, or to arrange an inspection please contact Sole Agents **Gildersleve & Payne**  
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