

USE CLASS E RETAIL UNIT
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **13 Station Road East**
Oxted, Surrey RH8 0BD



GROUND FLOOR
USE CLASS E (RETAIL) PROPERTY
TO LET

Viewing by appointment

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Location

The property occupies a prominent position opposite the corner of Station Road East and Gresham Road, Oxted. Oxted is a popular commuter town with regular train services to both London Bridge and London Victoria. The Town has a good mix of multiple and local businesses including Waitrose, Sainsburys, CoOp, Morrisons, Boots and Cook.

There is on street car parking together with an off street car park immediately behind Boots. In addition, the Town is off-set from the main A25 and therefore does not have the problems of through traffic which affects many of its neighbours.

Description/Accommodation

The ground floor retail unit is currently configured to provide a largely open plan retail space with a kitchen and wc to the rear. It offers a suspended ceiling, laminate flooring and rear pedestrian access.

Use

Use Class E

Internal Area

Approximate net internal areas as follows:

Ground Floor 84.26 sq m 907 sq ft

Terms

The property is available on a new Lease for a term to be agreed at a rent of £25,000 per annum, plus VAT, (if applicable), Subject to Contract.

Business Rates

According to the Government website the shop has a Rateable Value of £18,350. The UBR for 2025/26 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

The Energy Performance Rating is C (51). Full information is available upon request.



Property Misdescriptions Act

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