

Retail/Use Class E

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 17 Croydon Road
Caterham, Surrey, CR3 6PA



**USE CLASS E/RETAIL
UNIT
TO LET**

- Excellent location
- Good roadside frontage
- Use Class E
- Rear access


Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk
David Sutton BA (Hons)
davids@gpcommercial.co.uk

 **17 Croydon Road**
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Location

Caterham is a town in the Tandridge district of Surrey, conveniently located on the A22 a little of a mile from the M25. Croydon is approximately 8 miles north and Redhill approximately 7 miles south west. The town is divided into two areas being Caterham-on-the-Hill and Caterham Valley, which includes the Town Centre

The subject property is located on Croydon Road which sits adjacent to Waitrose, the Railway Station and the Town's main car park. The site sits between Church Walk Shopping Centre and a new development comprising a new Lidl supermarket is under construction next door to the parade and when open will generate greater footfall along the parade.

Other notable occupiers in the immediate vicinity include Subway, Magnet and Cubitt & West.

Description/Accommodation

The premises comprise a good size ground floor retail unit in the prominent Croydon Road Shopping Parade. The property is currently in use as a Bakers but would suit a variety of other uses under the broad Class E classification

Internal Area

Net internal areas as follows:

Ground Floor

Total **52.62 sq m** **566 sq ft**

Terms

The property is available by way of an assignment of the existing Lease of 10 years from the 2nd September 2019. The current passing rent is £15,000 per annum, plus VAT (if applicable), subject to contract

Business Rates

According to the Government website the property has a Rateable Value of £14,000 The UBR for 2026/7 is 43.2p in the £.

Legal costs

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

Energy Performance Certificate

Awaiting Energy Performance Certificate



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

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