

USE CLASS E  
**TO LET**

**01883 723888**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **171 Coulsdon Road**  
Caterham, Surrey, CR3 5NU



**USE CLASS E  
RETAIL UNIT  
TO LET**

- On street car parking to the front of the property
- Central Location
- Excellent Frontage


**Viewing by appointment**

G&P Property  
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### Location

The property is situated in a well used local retail parade in Caterham on the Hill. Other occupiers of the Parade offer a range of uses from local Restaurants and Take Aways to Barbers. Immediately opposite is a large Tesco Superstore giving excellent parking and bringing good footfall to the Parade.

### Description/Accommodation

The accommodation comprises a good size ground floor retail area with toilet and kitchenette to the rear. The property is currently divided to give two separate retail areas. This can be opened up to provide a larger open plan space.

### Use

Use Class E

### Internal Area

Net internal areas as follows:

Ground Floor	44.23 sq m	476 sq ft
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### Terms

The property is amiable to let for a term to be agreed at a rent of £800 per calendar month, plus VAT (if applicable), Subject to Contract.

### Business Rates

According to the Government website the ground floor property has a rateable value of £7,700. The UBR for 2023/24 is 49.9p in the e£.

### Legal costs

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

### Energy Performance Certificate

Awaiting Energy Performance Certificate



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### Property Misdescriptions Act

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

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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