

FORMER BANK PREMISES
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **23 Station Road West**
Oxted, Surrey, RH8 9EL



USE CLASS E
Suitable for Retail/Office and
other uses
TO LET

- Ground and Lower Ground Floor
- On-site parking
- Prominent Location
- Within walking distance of Oxted Railway Station (Services to London via East Croydon)

Viewing by appointment with Joint SoleAgents

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23 Station Road West Oxted, Surrey, RH8 9EL

Location

The property occupies a prominent position within the commercial centre of the Town. Station Road West houses a number of specialist retail units and professional offices, the main Post Office, together with the main entrance to the Railway Station with regular services to London via East Croydon.

Also within walking distance of the property are Tandridge Leisure Centre with Gymnasium and Swimming facilities and Morrisons Supermarket is close by. In addition Waitrose and Sainsbury's local and Anytime Fitness are within easy walking distance. Access to the Motorway network is via junction 6 of the M25 which is about 3-4 miles to the West.

Description/Accommodation

The accommodation available comprises the ground and lower ground floors with the benefit of good frontage to Station Road West.

Internally the ground floor is arranged as a traditional retail banking area with rear staff room.

The lower ground floor provides good quality ancillary storage accommodation together with kitchen and wc's. An additional benefit is the access to the rear car parking area.

The property has the considerable benefit of on site car parking for 5 to 6 cars.

NB: Additional parking may be available by separate negotiation.

Internal Area

Net internal areas as follows:

Ground Floor	108.19 sq m	1165 sq ft
Lower Ground	91.70 sq m	987 sq ft
Total	199.89 sq m	2152 sq ft

Amenities

- * On site car parking (up to 6 cars)
- * Gas fired Central heating
- * Fluorescent lighting
- * Air cooling at ground floor level

Use

Use Class E

Lease

A new effective full repairing and insuring lease is available for a term of years to be agreed.

Rent

£36,000 per annum exclusive plus VAT

Business Rates

According to the Government website the Rateable Value is £21,750 pa. The UBR for 2025/6 is 49.9p in the £.

Legal Costs

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

Energy Performance Certificate

The Energy Performance Rating is D (81)



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