

LOCK UP SHOP
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **26 Chaldon Road**
Caterham on the Hill, Surrey, CR3 5PE



**WELL POSITIONED LOCK UP
SHOP**

60.04 sq m (652 sq ft)

TO LET

- Prominent position
- Rear service access for deliveries
- Primary retail location
- Parking immediately behind the unit for customers

Viewing by appointment

G&P Property
31 Station Road West
Oxted
Surrey, RH8 9EE

01883 723888

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk



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Location

The property occupies a prominent position on the busy Chaldon Road frontage of the Raglan Shopping Centre which is the primary retail location for Caterham on the Hill.

There are two levels' of free parking immediately behind the unit for customers and in addition there is an adjoining Council Car Park.

Adjoining retailers include CoOp Supermarket together with a number of other well established local businesses.

Description/Accommodation

Currently fitted out and operating as a shop the property is well suited to other uses and has the benefit of a kitchen and wc to the rear. The property also has the benefit of rear service access for deliveries.

Internal Area

Net internal areas as follows:

Retail Area	53.58 sq m	576 sq ft
Storage	7.06 sq m	76 sq ft
Total	60.04 sq m	652 sq ft

Terms

The shop is available on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £15,500 per annum exclusive. Subject to Contract and VAT.

Business Rates

According to the Government website the combined Rateable Value is £13,250. The UBR for 2026/7 is 43.2p in the £. NB Small Business Relief may apply. For more details contact Tandridge District Council on 01883 722000.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

The Energy Performance Certificate is. B (43)



Property Misdescriptions Act

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