

USE CLASS E UNIT

TO LET

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 **26 Godstone Road**
Caterham, Surrey, CR3 6RA



CLASS E UNIT

TO LET

- Retail/Class E unit
- Prominent town centre location
- Would suit a variety of uses including restaurant, leisure, offices and workshops
- Rear access door, parking and access
- Close to Caterham Railway Station and Junction 6 of the M25

Viewing by appointment

Joint Sole Agents

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Location

The premises occupy a prominent trading location within the centre of Caterham Valley close to a wide selection of shops, restaurants and other amenities.

Caterham is an affluent town with an active Business Improvement District (BID) with a number of improvements taking place. The town benefits from good road and rail connections with Junction 6 of the M25 close by at Godstone. Caterham Mainline Railway Station (Zone 6) is within easy walking distance providing regular services to East Croydon and London Bridge.

There is free parking along Godstone Road and Croydon Road as well as within Church Walk Shopping Centre opposite the property.

Description/Accommodation

26 Godstone Road sits within a larger building but offers a good size prominent retail unit. There is potential for the space to be used for a variety of uses such as retail, restaurant, professional services, healthcare and leisure, office and workshop.

There are loading and parking areas at the rear, accessed via Timber Lane with one allocated parking space.

Indicative floor plans are attached.

Internal Area

Net internal areas as follows:

Retail	91 sq m	980 sq ft
Plus wc	6.96 sq m	75 sq ft

Terms

The unit is to be let on new internal repairing and insuring Lease for terms to be agreed. Subject to Contract.

Rent

£21,500 per annum exclusive plus VAT (if applicable)

VAT

We understand VAT is applicable to the rent

Business Rates

To be assessed, further enquiries in this respect should be made to Tandridge District Council.

Legal costs

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

Energy Performance Certificate

The property has an EPC Rating of D (90).
Full information available upon request.



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Property Misdescriptions Act

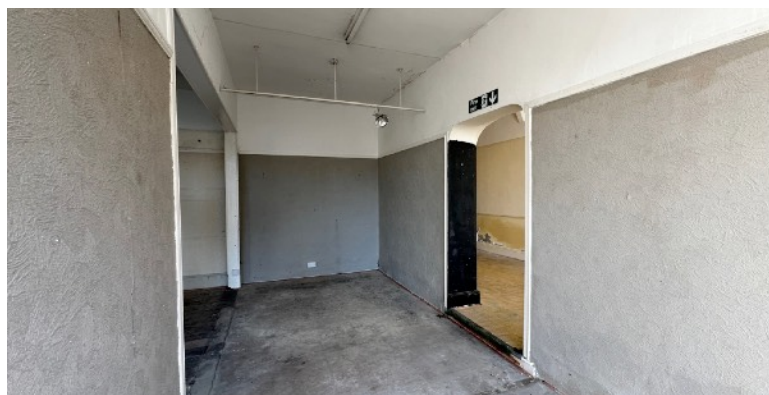
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