

USE CLASS E UNIT


**TO LET**

**020 8686 4400**

**GPCOMMERCIAL.CO.UK**



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **35-37 Croydon Road**  
Caterham, CR3 6PD



**DOUBLE FRONTED SHOP**  
**USE CLASS E**  
**TO LET**

- Busy Location
- Car parking nearby
- Located in main shopping parade in Caterham
- Rear access.

**Viewing by appointment**


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

**020 8686 4400**

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### Location

Caterham is a town in the Tandridge district of Surrey, conveniently located on the A22 a little over 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, bus services, two multi-storey car parks and it lies between Church Walk Shopping Centre. 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.

Tandridge District Council have proposed improvements to Croydon Road, Caterham which will help regenerate Caterham Town Centre, encourage private investment and transform Caterham into a more vibrant commercial and community hub. Improvements include creating space for parklets and outdoor licensable space for businesses as well as improving safety for pedestrians and cyclists by reducing traffic speeds to 20mph. Construction is estimated to commence in 2023. Further information can be found on the Tandridge District Council Website.

### Description/Accommodation

Then premises comprises a ground floor retail unit. The property has the benefit of rear servicing via Highfield Drive.

### Internal Area

Net internal areas as follows:

Gross Frontage	10.51 m	34 ft 6 ins
Internal Width (max)	9.85 m	32 ft 4 ins
Built Depth	17.34 m	56 ft 11 ins
<b>Sales area</b>	<b>181.16 sq m</b>	<b>1950 sq ft</b>

### Terms

A new effective full repairing and insuring lease for a term of 10 years at a rent of £38,000 per annum exclusive plus VAT (if applicable), subject to 5 yearly upward only rent reviews. Subject to Contract.

### Business Rates

Current Rateable Value	£33,000
Rate in the £ (2023/24)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

### Legal costs

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

### Energy Performance Certificate

The property is rates within Band C. A copy of the EPC is available upon request.



### 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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