


Use Class E

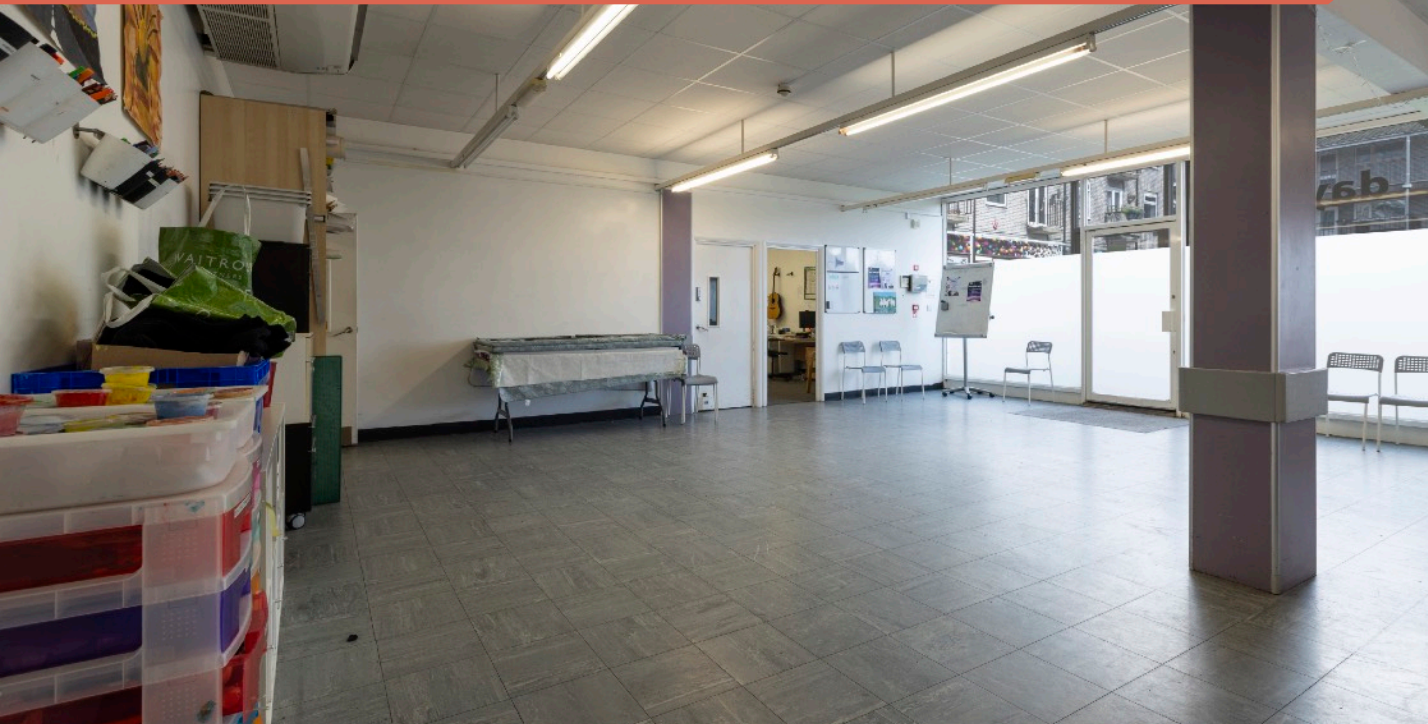
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **4-6 Raglan Shopping Centre**
Chaldon Road, Caterham on the Hill, Surrey, CR3 5UG



LARGE RETAIL / USE CLASS E UNIT

TO LET

Viewing by appointment

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4-6 Raglan Shopping Centre

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Location

The property is located in the heart of the Raglan Shopping Centre which has frontages to both Chaldon Road and Town End. The unit is located in close proximity to 2 car parks; one behind the property serving the Centre itself and the second being the Council Car Park positioned to the right hand side of the shop.

Description/Accommodation

The property forms part of a purpose built retail parade with an extensive frontage to the inner courtyard of the Shopping Centre.

The current Planning use is Class E and would suit a variety of uses including retail, medical/health and leisure, subject to any necessary consents.

Internal Area

Net internal areas as follows:

Ground Floor 197.4 sq m 2,125 sq ft

Terms

The unit is available on a new lease for a minimum term of 5 years on an effective full repairing and insuring Lease, subject to Contract and VAT.

The rent for the Ground Floor unit is £25,000 per annum exclusive.

Business Rates

According to the Government website the Rateable Value is £27,000. The UBR for 2024/5 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

The Energy Performance Rating for the ground floor retail unit is B (39)



Property Misdescriptions Act

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