

RETAIL/USE CLASS E

TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **44 Station Road West**
Oxted, Surrey, RH8 9EU



USE CLASS E

TO LET

- Excellent location close to Oxted Railway Station
- On street parking outside
- Two hours public parking in Morrisons to the rear
- Attic Storage

Viewing by appointment

G&P Property
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Location

The property occupies an excellent position at the top end of Station Road West adjoining Oxted Railway Station and the Hoskins Walk Precinct with Morrisons to the rear. Located within Station Road West is the main Post Office and a number of successful specialist businesses including Cafe Papillon, Inches Beauty Salon, Robertsons Coffee Shop, Jobs Furniture and Oxted Cinema. The property has the benefit of on street car parking immediately outside.

Description/Accommodation

The accommodation available comprises the ground floor retail unit suitable for any uses with Use Class E. In addition there is a useful attic/storage area

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor		
Retail/sales	42.31 sq m	455 sq ft
Ancillary	27.50 sq m	296 sq ft
Total	69.81 sq m	751 sq ft
Attic/Storage		
	29.32 sq m	316 sq ft
Total	99.13 sq m	1067 sq ft

Terms

The property is available to let on a new effective full repairing and insuring Lease at a commencing rent of £24,000 per annum exclusive plus VAT (if applicable).

Business Rates

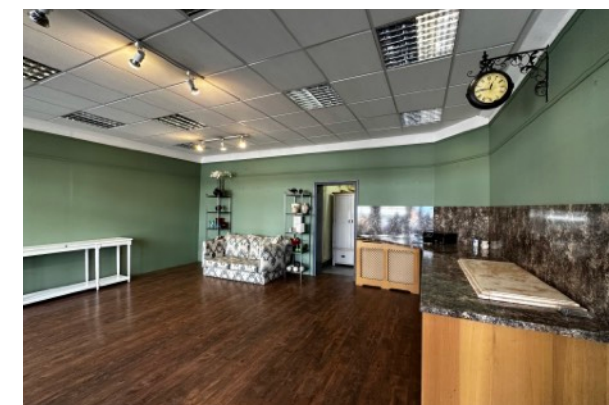
According to the Government Website the Rateable Value is £14,250 pa. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Each Party to be responsible for their own legal costs.

Energy Performance Certificate

Energy Performance Rating C (51)



Property Misdescriptions Act

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