

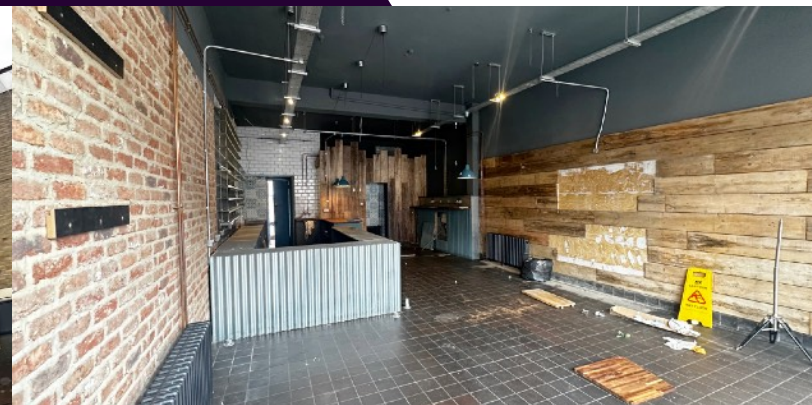
RETAIL UNIT
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **55 STATION ROAD EAST,
OXTED, SURREY, RH8 0AX**



**RETAIL UNIT
TO LET
OXTED TOWN CENTRE**

- Prime Town Centre Location
- On-street parking
- Basement storage
- Clear retail area
- Rear access

Viewing by appointment

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Location

The property occupies a prominent position in the prime section of Station Road East, Oxted. Oxted is a popular commuter town with regular train services to both London Bridge and London Victoria. The Town has a good mix of multiple and local businesses including Waitrose, Sainsburys, CoOp, Morrisons, Boots and Cook.

There is on street car parking together with an off street car park immediately behind Boots. In addition, the Town is off-set from the main A25 and therefore does not have the problems of through traffic which affects many of its neighbours.

Description/Accommodation

The property comprises a lock up shop with a clear trading area on the ground floor and storage in the basement. The staircase leading down to the basement has been removed to maximise the sales area on the ground floor so that access to the lower area is via a raised walkway and steps at the back of the shop. Two Wc's and sink are located at the rear of the ground floor. The property also benefits from central heating.

Use

Use Class E

Internal Area

Net internal areas as follows:

| | | |
|--------------|-------------------|--------------------|
| Ground Floor | 54 sq m | 581 sq ft |
| Basement | 56.8 sq m | 611 sq ft |
| Total | 110.8 sq m | 1,192 sq ft |

Terms

The property is available to let on a new effective full repairing and insuring Lease for a term to be agreed.

Rent

£25,500 per annum exclusive plus VAT (if applicable)

Business Rates

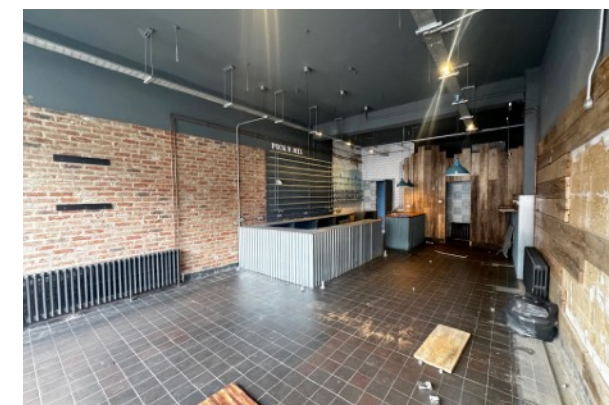
According to the Government website the Rateable Value is £17,500. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

The Energy Performance Rating is C (60), More information is available upon request



Property Misdescriptions Act

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