


USE CLASS E UNIT  
**TO LET**

**020 8686 4400**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **59 Croydon Road**  
Caterham, CR3 6PD



**RETAIL UNIT**  
**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 of 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 and the Town's main car park. The site sits between Church Walk Shopping Centre and a new development comprising 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.

### Description/Accommodation

Then premises comprises a ground floor retail unit.

### Internal Area

Net internal areas as follows:

|                   |                   |                  |
|-------------------|-------------------|------------------|
| Gross Frontage    | 5.49 m            | 18 ft 0 ins      |
| Internal Width    | 5.46 m            | 17 ft 11 ins     |
| Built Depth       | 16.48 m           | 55 ft 3 ins      |
| <b>Sales area</b> | <b>88.26 sq m</b> | <b>950 sq ft</b> |

### Terms

A new effective full repairing and insuring lease for a term of years to be agreed at a rent of £20,000 per annum exclusive plus VAT (if applicable), Subject to Contract.

### Business Rates

|                                    |         |
|------------------------------------|---------|
| Current Rateable Value             | £14,000 |
| Rateable Value from 1st April 2023 | £18,500 |
| 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:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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