

RETAIL/OFFICE UNIT
TO LET

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GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **66, 68, 68A Station Road East**
Oxted, Surrey, RH8 0PG



DOUBLE FRONTED RETAIL/OFFICE
180.14 sq m (1939 sq ft)
TO LET

Viewing by appointment

G&P Property
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Oxted
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Location

The shop is situated in the Centre of Station Road East with Boots, Waitrose, Lorimers, Cafe Nero, Costa Coffee, Pizza Express and other well known multiples and independent retailers close by.

The main railway station to London via East Croydon is within walking distance and Junction 6 of the M25 is approximately 3 miles distant.

Description/Accommodation

The accommodation comprises a ground floor double fronted retail unit currently occupied by HSBC with ancillary space on the upper floors.

There are four car parking spaces at the rear (one goes with the flat).

NB: There is a three bedroom split level maisonette available if required by separate negotiation.

Internal Area

Net internal areas as follows:

Ground Floor

Retail/Office	120.87 sq m	1301 sq ft
Storage	3.72 sq m	40 sq ft

First Floor

Office	27.96 sq m	301 sq ft
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Second Floor

Stock/staff room	27.59 sq m	297 sq ft
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Total	180.14 sq m	1939 sq ft
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Terms

The property is available to let on a new Lease for a period to be agreed at a rent of £48,000 per annum exclusive, plus VAT (if applicable), subject to contract

Business Rates

According to the Government website the premises has a Rateable Value of £TBC. The UBR for 2022/23 is 49.9p int he £.

Legal costs

Each party to be responsible for their own legal costs

Energy Performance Certificate

Awaited



Property Misdescriptions Act

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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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