

USE CLASS E  
**TO LET**

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



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **96 Chaldon Road**  
Caterham, Surrey, CR3 5PH



**USE CLASS E UNIT  
TO LET  
WITH ALLOCATED PARKING  
SPACE**

- Use Class E
- On-site parking space
- Return frontage
- Prominent corner position
- Open plan

### Viewing by appointment

G&P Property  
21-23 Southbridge Place  
Croydon  
Surrey, CR0 4HA

**020 8686 4400**

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### Location

The property is located along a busy road linking Caterham on the Hill and Chaldon. There is on street parking to the front of the property as well as a number of residential roads nearby. The Parade itself features a number of local traders including a convenience store and beautician/hairdressers.

### Description/Accommodation

The property itself sits in a prominent corner position giving double frontage as well as a small area of outside space suitable for additional displays or outside seating. Internally the unit is open plan providing a good size retail space with kitchenette and wc to the rear. Externally to the rear there is one allocated parking space.

### Use

Use Class E

### Internal Area

Net internal areas as follows:

Ground Floor		
Retail	19.32 sq m	208 sq ft
Kitchenette	1.84 sq m	20 sq ft
<b>Total</b>	<b>21.18 sq m</b>	<b>228 sq ft</b>

### Terms

The property is available to let on a new Lease on a term of years to be agreed.

### Rent

£750 per calendar month exclusive.

### VAT

We are informed that VAT is not applicable

### Business Rates

According to the Government website the property has a Rateable Value of £5,100. The UBR for 2023/24 is 49.9p in the £.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Energy Performance Certificate

The Energy Performance rating is C (54)



### 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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