


Use Class E

**TO LET**

**01883 723888**  
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**G&P PROPERTY**  
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 **Ground Floor 4-6 Raglan Shopping Centre**  
Chaldon Road, Caterham on the Hill, Surrey, CR3 5UG



**USE CLASS E**  
**GROUND FLOOR**  
**Would suit a variety of uses**

**TO LET**

**Viewing by appointment**

G&P Property  
31 Station Road West  
Oxted  
Surrey. RH8 9EE

**01883 723888**

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
David Sutton BA (Hons)  
[davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)

## Ground Floor 4-6 Raglan Shopping Centre

Chaldon Road, Caterham on the Hill, Surrey, CR3 5UG



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### Location

The property is located in the heart of the Raglan Shopping Centre which has frontages to both Chaldon Road and Town End. The unit is located in close proximity to 2 car parks; one behind the property serving the Centre itself and the second being the Council Car Park positioned to the right hand side of the shop.

### Description/Accommodation

The property forms part of a purpose built retail parade with an extensive frontage to the inner courtyard of the Shopping Centre.

The substantial ground floor benefits from pedestrian access via the rear service road as well as internal stairs from the upper floor. In addition there are two W/C's as well as a small kitchenette, air conditioning and overhead lighting.

The current Planning use is Class E and would suit a variety of uses including retail, medical/health and leisure as well as studio, workshop and storage, subject to any necessary consents.

### Internal Area

Net internal areas as follows:

<b>Ground</b>	<b>230.9 sq m</b>	<b>2,485 sq ft</b>
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### Terms

The lower ground available on a new lease for a minimum term of 5 years on an effective full repairing and insuring Lease, subject to Contract and VAT a rent of Floor £15,000 per annum exclusive.

The ground floor is also available separately. Terms upon application.

### Business Rates

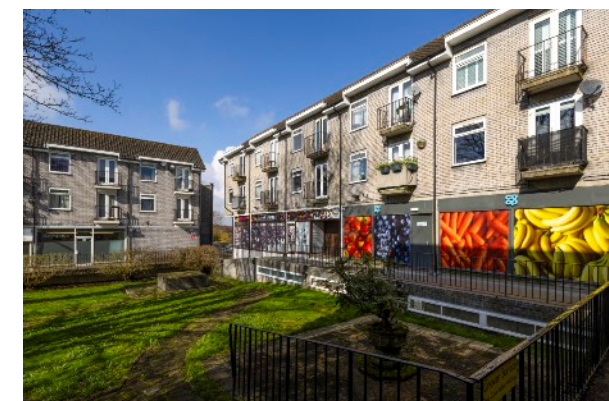
According to the Government website the Rateable Value is £TBC. The UBR for 2023/24 is 49.9p in the £.

### Legal costs

Easy Party to be responsible for their own legal costs incurred in this transaction

### Energy Performance Certificate

To be confirmed



### Property Misdescriptions Act

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