

Use Class E

TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS



'The Workshop', Ground Floor, Raglan Parade
Chaldon Road, Caterham on the Hill, Surrey, CR3 5UG



USE CLASS E
DRIVE-UP STORAGE/WORKSHOP/STUDIO
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

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk



'The Workshop', Ground Floor, Raglan Parade

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

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 single floor workshop benefits from loading and pedestrian access via loading doors which front the main service road into Raglan Parade and its car park. 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 drive-up storage, workshop and Studio, subject to any necessary consents.

Internal Area

Net internal areas as follows:

Ground	230.9 sq m	2,485 sq ft
---------------	-------------------	--------------------

Terms

The space is 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.

Business Rates

According to the Government website the Rateable Value is £TBC. The UBR for 2025/6 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



G&P PROPERTY
COMMERCIAL FOCUS



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.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.