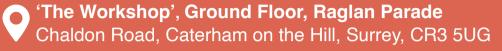
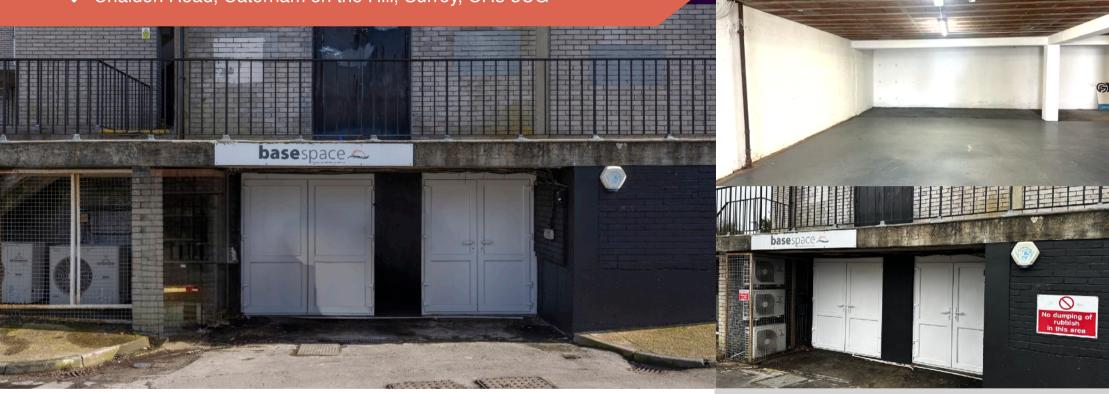
# Use Class E TO LET

**01883 723888**GPCOMMERCIAL.CO.UK







USE CLASS E
DRIVE-UP STORAGE/WORKSHOP/STUDIO
Would suit a variety of uses

TO LET

#### Viewing by appointment

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## 0

### '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



#### **Property Misdescriptions Act**

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