

WORKSHOP/STORE PLUS OFFICE AND PARKING

**TO LET**

**020 8686 4400**

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**G&P PROPERTY**  
COMMERCIAL FOCUS



**Unit 1, Seven House**

36-38 Town End, Caterham on the Hill, Surrey, CR3 5UG



**WORKSHOP/STORE PLUS OFFICE  
AND PARKING  
TO LET**

**Viewing by appointment**

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## Unit 1, Seven House

36-38 Town End, Caterham on the Hill, Surrey, CR3 5UG



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### Location

The property is situated just off Town End adjoining the Raglan Shopping Centre, the local authority car park and the Esso Petrol Station. The nearest motorway junction is J6 of the M25 at Godstone which is just to the south or Junction 7 at Hooley which is just to the south west.

There is a local bus service which links to Caterham Railway Station which has regular services to London via East Croydon.

### Description/Accommodation

The unit is situated all on ground floor within a Courtyard of similar units internally arranged to provide a storage or workshop unit with an office to the rear with an internal w/c and tea making facilities. The unit has the benefit of electric heating and three phase electrical power. There is a parking space immediately in front of the unit and the adjoining Council Car Park permits free parking for up to three hours.

### Internal Area

Net internal areas as follows:

Workshop/Store	48.60 sq m	523 sq ft
Office	26.57 sq m	286 sq ft
<b>Total</b>	<b>75.17 sq m</b>	<b>809 sq ft</b>

### Terms

A new lease for a term to be agreed is available at a commencing rent of £13,500 per annum on a full repairing and insuring basis, Subject to Contract and VAT (if applicable).

### Business Rates

According to the Government website the property has a Rateable Value of £8,200pa. The UBR for 2023/24 is 59.9p in the £. Small Business Relief may apply. Contact the Local Council for more information.

### Legal costs

Each party to be responsible for their own legal costs.

### Energy Performance Certificate

Energy Performance Rating C (64)



### 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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