

Office/Retail Unit USE CLASS E

TO LET

020 8686 4400

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COMMERCIAL FOCUS

 **32 Station Avenue**
Caterham, Surrey CR3 6LB



Double Fronted Shop/office
Use Class E

TO LET/FOR SALE

- Prominent roadside location
- Close proximity to mainline railway station
- Air conditioning
- Excellent condition

Viewing by appointment

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21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

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 **32 Station Avenue**
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Location

Caterham is a town in the Tandridge district of Surrey, conveniently located on the A22 a little over a mile from the M25. Croydon is approximately 8 miles north and Redhill approximately 7 miles south west. The town is divided into two areas being Caterham-on-the-Hill and Caterham Valley, which includes the Town Centre

The subject property is located on Station Avenue close to Waitrose, the Railway Station, bus services, two multi-storey car parks and Church Walk Shopping Centre. A new Lidl supermarket is now open and is generating significant new footfall.

Tandridge District Council have completed improvements to Croydon Road, Caterham which have helped regenerate Caterham Town Centre, encourage private investment and transform Caterham into a more vibrant commercial and community hub. Improvements include creating space for parklets and outdoor licensable space for businesses as well as improving safety for pedestrians and cyclists by reducing traffic speeds to 20mph. Further information can be found on the Tandridge District Council Website.

Use

Class E

Description/Accommodation

The property comprises a large open plan ground floor E Class retail/office unit, currently in use as an office and features a glass meeting room as well as an open plan workspace with a Directors or Managers office to the rear. The premises also benefit from a fitted kitchen and breakout space as well as storage and wc's.

Internal Area

Net internal areas as follows:

Ground Floor	104.18 sq m	1121 sq ft
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Terms

The property is available to let by way of a new Lease at a rent of £24,000 per annum, plus VAT (if applicable). Subject to Contract

Alternatively

The property is available for sale by way of a Long Lease with the remainder of 115 years unexpired. Offers are sought in the region of £225,000. Plus VAT (if applicable).

Business Rates

According to the Government website the Rateable Value is £18,000 pa. The UBR for 2025/6 is 49.9p in the £.

Legal costs

Each Party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (59). More information available upon request.



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Floor Plan
Not to scale

