

OFFICE/RETAIL UNIT


TO LET

01883 723888

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **20-22 Station Road West**
Oxted, Surrey, RH8 9EP



OFFICE/RETAIL UNIT
TO LET

- Attractive “period style” building
- Within walking distance of Oxted Railway Station, Banks, main Post Office and Cinema
- Retail/Office Use or alternative uses considered Subject to Planning.
- Private Forecourt

Viewing by appointment

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Location

The property is located within the commercial centre of the Town. Station Road West houses a number of specialist retail units and professional offices, the main Post Office, Barclays and Lloyds Banks together with the main entrance to the Railway Station with regular services to London via East Croydon.

Also within walking distance of the property are Tandridge Leisure Centre with Gymnasium and Swimming facilities. Morrisons Supermarket is also close by. Diagonally opposite is the well used newly refurbished Everyman Cinema.

Access to the Motorway network is via junction 6 of the M25 which is about 3-4 miles to the West.

Description/Accommodation

The property comprises the ground floor of a very attractive "period style" building. It has most recently been in use as a convenience store.

The accommodation available comprises the entire ground floor and is ideal for retail, under the existing use or alternative uses, subject to planning. The property could also be split to provide smaller units. The property could be presented in a shell and core condition if required. The property benefits from a private forecourt

Internal Area

Net internal areas as follows:

Ground Floor 195.68 sq m 2,106 sq ft

Terms

The accommodation is available to let on a new lease for a term to be agreed.

Rent

£35,000 per annum exclusive, plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the Rateable Value is £22,750 pa. The UBR for 2019/2020 is 49.1p in the £. Small Business Relief may apply.

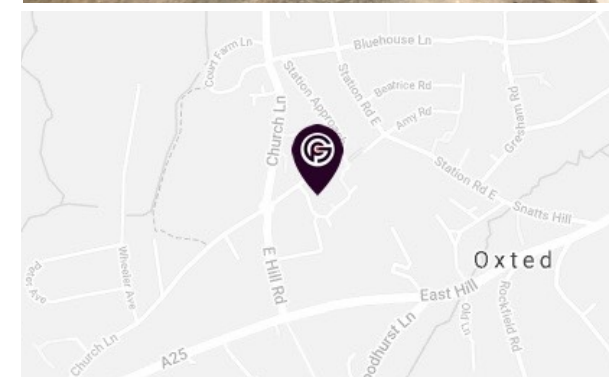
Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Energy Performance Rating: C (61)

Full information available upon request.



Property Misdescriptions Act

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