

RETAIL/OFFICE UNIT USE CLASS E

**TO LET**

**020 8686 4400**

**GPCOMMERCIAL.CO.UK**



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **18 Raglan Precinct**  
Town End, Caterham, Surrey, CR3 5UG



**WELL POSITIONED LOCK UP  
SHOP/OFFICE**  
**62.43 sq m (672 sq ft)**  
**TO LET**

- Prominent position
- Rear servicing access for deliveries
- Primary retail location
- Air conditioning

**Viewing by appointment**

G&P Property  
21-23 Southbridge Place  
Croydon  
Surrey, CR0 4HA

**020 8686 4400**

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## 18 Raglan Precinct

Town End, Caterham, Surrey, CR3 5UG



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### Location

The property occupies a prominent position on the busy Town End frontage of the Raglan Shopping Centre which is the primary retail location for Caterham on the Hill.

There are two levels' of free parking located within the same development for customers and in addition there is an adjoining Council Car Park.

Nearby retailers include CoOp Supermarket and Coughlans Bakery together with a number of other well established local businesses.

### Description/Accommodation

The property is primarily open plan with kitchen and wc to the rear, as well as a small partitioned office/ meeting room. This is created by stud partitioning and can easily be removed to create an open plan area.

### Use

Use Class E

### Internal Area

Net internal areas as follows:

**Retail area    62.43 sq m    672 sq ft**

### Terms

The shop is available on a new Lease for a period to be agreed at a rent of £15,000 per annum plus VAT (if applicable), exclusive of rates and service charge. Subject to Contract.

### Business Rates

According to the Government website the combined Rateable Value is £11,500. The UBR for 2024/5 is 49.9p in the £. NB Small Business Relief may apply. For more details contact Tandridge District Council on 01883 722000.

### Legal costs

Each Party to be responsible for their own legal costs.

### Energy Performance Certificate

Energy Performance Certificate: B (50)  
More information available upon request.



### Property Misdescriptions Act

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