


Use Class E

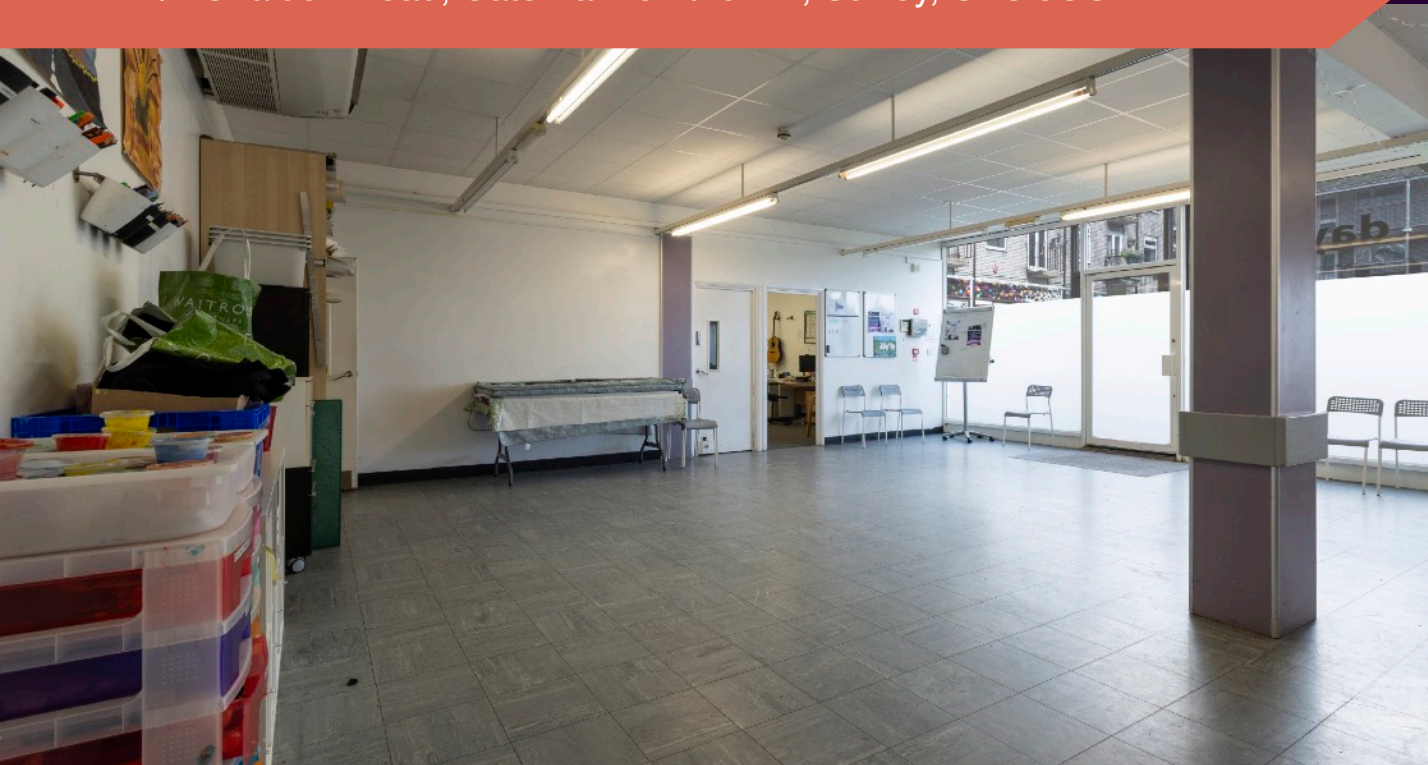
TO LET

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COMMERCIAL FOCUS

 **4-6 Raglan Shopping Centre**
Chaldon Road, Caterham on the Hill, Surrey, CR3 5UG



USE CLASS E
GROUND & LOWER GROUND FLOORS
TO LET
AS A WHOLE OR INDIVIDUALLY

Viewing by appointment

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4-6 Raglan Shopping Centre

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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. Plus a substantial lower ground floor area and goods lift to the ground floor plus rear service road.

The lower ground floor benefits from pedestrian access via the rear service road as well as internal stairs from the ground floor. In addition the lower ground floor has two W/C's as well as a small kitchenette as well as air conditioning and overhead lighting.

The current Planning use is Class E and would suit a variety of uses including retail, medical/health and leisure, subject to any necessary consents.

Internal Area

Net internal areas as follows:

Ground Floor	197.4 sq m	2,125 sq ft
Lower Ground	230.9 sq m	2,485 sq ft
Total	428.3 sq m	4,610 sq ft

Terms

Each floor 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.

The rent for the Ground Floor unit is £25,000 per annum exclusive and the rent for the Lower Ground Floor unit is £15,000 per annum exclusive.

Alternatively, a single lease over both floors is available for a combined rent of £35,000 per annum exclusive.

Business Rates

According to the Government website the Rateable Value is £27,000. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Easy Party to be responsible for their own legal costs incurred in this transaction

Energy Performance Certificate

The Energy Performance Rating for the ground floor retail unit is B (39)



Property Misdescriptions Act

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