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## OFFICE/RETAIL UNIT TO LET

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

### 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.

**Sat Nav:** RH8 9EP

**Energy Performance Certificate** HM Government  
Non-Domestic Building

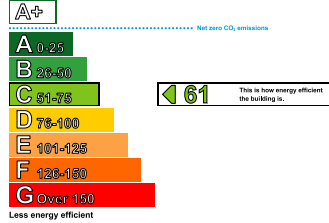
E M 10 Express  
20-22 Station Road West  
OXTED  
RH8 9EP

Certificate Reference Number:  
0950-4907-0328-1190-8040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 196  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 60.59  
Primary energy use (kWh/m<sup>2</sup> per year): 358.4

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
25 If newly built  
72 If typical of the existing stock



**THE CURRENT NET INTERNAL AREAS ARE AS FOLLOWS**

**TOTAL** **195.68 sq m** **2106 sq ft**

**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

**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:**

Information available upon request.

**Viewing**

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne

David Sutton BA (Hons) Email: [davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)  
or Nick Payne MRICS Email: [nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)

[www.gpcommercial.co.uk](http://www.gpcommercial.co.uk)

**IMPORTANT:** These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.



**Measurement:**

All office measurements have been calculated in accordance with the new international measuring code IPMS3-Office. Essentially this means that the measurements have been taken inside the main structural walls of the offices to include structural columns but to exclude wc's, staircases and circulation areas used in common with other tenants of the building. If you have any queries in this regard please consult the Agent.

**Property Misdescriptions Act 1991**

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

**Code of Practice**

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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