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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants



**58 Croydon Road  
Caterham  
Surrey  
CR3 6QB**

## SHOP TO LET

### Location:

The property occupies a prominent location close to many multiples and well established occupiers including Morrisons, Waitrose, Subway, Boots, HSBC and Papa Johns. There is on street parking and a multi-storey car park to the rear of Waitrose.

Additionally, a new development is underway immediately opposite the property comprising a new Lidl Supermarket with 80 flats on the upper floors.

**Sat Nav:** CR3 6QB

**[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.



**Energy Performance Certificate**  
Non-Domestic Building



58 Croydon Road  
CATERHAM  
CR3 6QB

Certificate Reference Number:  
0230-1035-0311-7950-0090

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 on the Government's website [www.communities.gov.uk/epb](http://www.communities.gov.uk/epb).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions



This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 72  
Building complexity (NOS level): 3

**Benchmarks**

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

**THE NET INTERNAL AREAS ARE AS FOLLOWS**

Retail/Sales Area	39.02 sq m	420 sq ft
Rear Storage/Office	28.45 sq m	306 sq ft
<b>Total</b>	<b>67.45 sq m</b>	<b>726 sq ft</b>

**Description/Accommodation:**

The accommodation comprises a ground floor retail unit which forms part of the Croydon Road retail parade and features a good size retail/sales area together with a small office/kitchenette and wc to the rear. There is rear access.

**Terms:**

The unit is available by way of a new lease for a period to be agreed at a current rent of £15,000 per annum plus VAT (if applicable) Subject to Contract.

**Business Rates:**

According to the Government website the combined Rateable Value is £7,000. The UBR for 2019/20 is 49.1p in the £. NB Small Business Relief may apply. For more details contact Tandridge District Council on 01883 722000.

**Energy Performance Certificate:**

Full information is available upon request.

**Legal costs:**

Each party to be responsible for their own legal costs.

**Viewing**

Strictly by appointment with Sole Agents  
Gildersleve & Payne  
Contact David Sutton BA (Hons) or Nick Payne MRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

**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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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