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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**63-65 STATION ROAD
EAST, OXTED,
SURREY, RH8 0AX**

LARGE RETAIL SHOP TO LET (Use Class E)

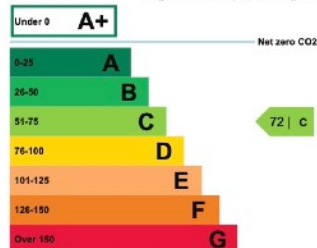
Location:

The shop is situated in a corner position on Station Road East next to the entrance to the new St William/Berkeley Homes residential development. Well known multiples and private retailers are close by including Boots, Waitrose, Sainsburys, Cook and Lorrimers. The head offices of Tandridge District Council are nearby and the main railway station to London via East Croydon is within walking distance. Junction 6 of the M25 is approximately 3 miles distant.

Sat Nav: RH8 0AX

Energy Performance Certificate:
Full information is available upon request.

17032621 Energy Performance Certificate (EPC) - Final energy certificate - DEC2021



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others



THE APPROXIMATE NET INTERNAL AREAS ARE AS FOLLOWS

Ground Floor Retail	147.25 sq m	1585 sq ft
Ancillary area	18.48 sq m	200 sq ft
Total	165.73 sq m	1785 sq ft

Description/Accommodation:

The accommodation comprises a large open plan retail sales area with staff room and wc to the rear. The property benefits from a prominent corner position with return frontage, at the entrance to the new St William/Berkeley Homes development.

Terms:

A new lease on effective full repairing and insuring terms for a term to be agreed.

Rent:

£60,000 per annum exclusive, plus VAT (if applicable), Subject to Contract.

Legal costs:

Each party to be responsible for their own legal costs.

Business Rates:

According to the Government website the Rateable Value is £30,000. The UBR for 2020/21 is 49.9p in the £.

Viewing

Strictly by appointment with Sole Agents Gildersleve & Payne

Tel: 01883 723888

Contact Nick Payne MRICS Email gnickp@gpcommercial.co.uk
or David Sutton BA (Hons) Email dauids@gpcommercial.co.uk

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.

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.

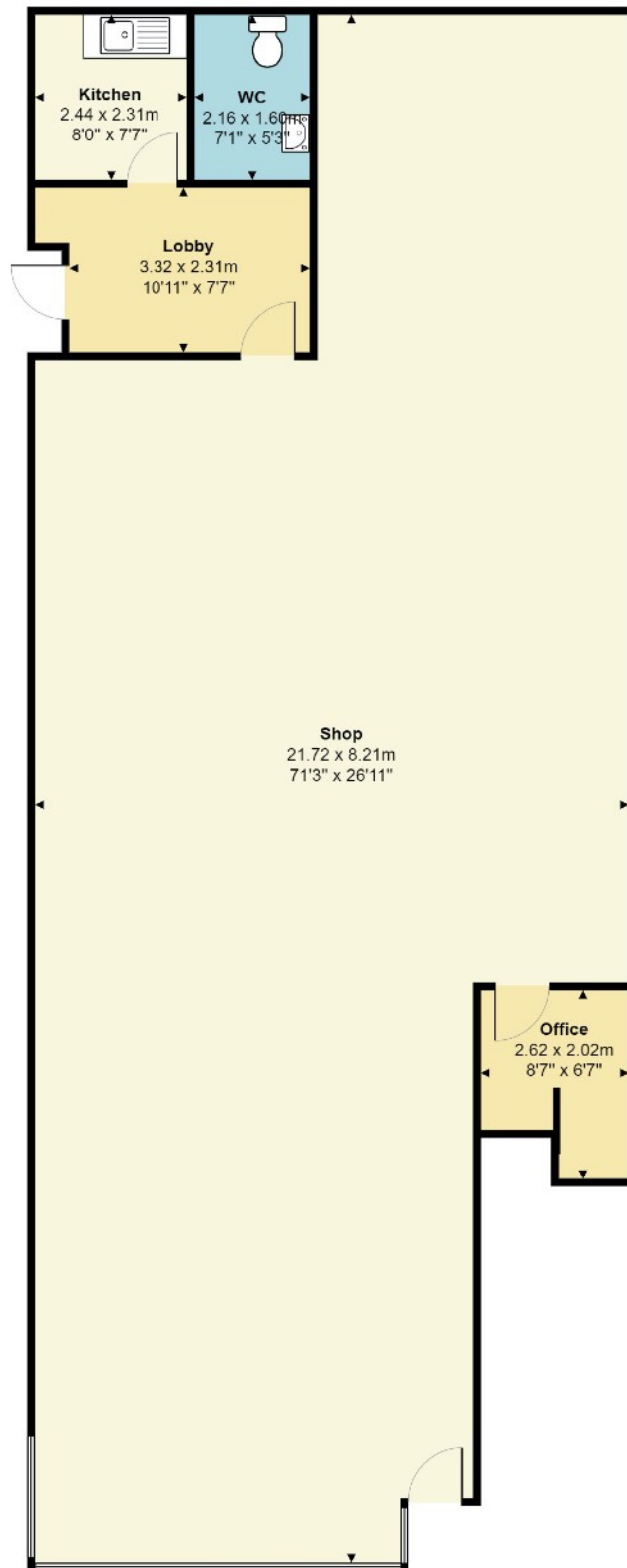
Code of Practice

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

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Station Road East, Oxted, RH8 0AX

Total Floor Area: 166.5 m² ... 1792 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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