



james ashley
commercial
property consultants

28 Croydon Road | **Caterham** | **Surrey** | **CR3 6QB**
PRIME LOCK-UP SHOP TO LET

28 Croydon Road | Caterham | Surrey | CR3 6QB | LOCK-UP SHOP TO LET

- ground floor
- 42.73 m² (460 ft²) approx.
- new lease available
- 'e' use class
- rent: £18,500 per annum
- prime high street position

DESCRIPTION

Prominent end of terraced lock-up shop to let, currently arranged as an open plan sales area with rear single WC.

We understand that the shop currently has an 'E' Use Class, which includes retail, restaurant, leisure, medical and office uses.

LOCATION

The property is situated on Croydon Road (B2208), between Colin Road and Mount Pleasant Road in the centre of Caterham Valley.

Neighbouring occupiers include Lidl, Domino's, Pop Inn Cafe, William Hill, Post Office, Magnet Kitchens, Papa John's, Subway, Pizza Express, Euronics, McDonalds, KFC, Costa and Waitrose, together with a good mix of other independent and local traders.

Caterham mainline railway station is within walking distance, providing services to London Bridge, Purley and East Croydon. There are also buses serving the area located on Croydon Road.

ACCOMMODATION

Ground Floor	42.73 m ²	460 ft ²	N.I.A.
--------------	----------------------	---------------------	--------

TENURE

A new Full Repairing and Insuring Lease is offered on terms to be agreed.

BUSINESS RATES & EPC

The rateable value needs to be re-assessed as the first floor is no longer included and the EPC rating is E. Contact Tandridge Council on 01883 722000 to confirm what business rates might be payable.

VIEWINGS

By prior arrangement by contacting the landlords sole letting agents:

James Stefanopoulos or Ashley Brudenell

