



**James Ashley**  
**commercial**  
property consultants

1-3 Croydon Road | Caterham | Surrey | CR3 6PA  
**PRIME SHOP TO LET WITH BASEMENT**

# 1-3 Croydon Road | Caterham | Surrey | CR3 6PA | SHOP TO LET WITH BASEMENT

- ground floor & basement
- 138.42 m<sup>2</sup> (1,490 ft<sup>2</sup>) approx.
- 'e' use class
- rent: £35,000 per annum
- premium: £ offers invited
- near train station & multi-storey car park

## DESCRIPTION

Former bank premises, recently refurbished throughout internally and externally, and now fitted out as a cafe/bistro ready for a tenant to occupy.

We understand that the premises have an 'E' Use Class, which now includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

## LOCATION

Situated in a prominent position on the corner of Croydon Road (B2208) and Station Avenue (B2030), opposite Church Walk Shopping Centre and multi-storey car park in Caterham town centre.

Neighbouring occupiers include; Waitrose, Costa, KFC, Coughlans, Rawlings, Euronics, Pizza Express, McDonalds, Caffe Nero, RSPCA, Clarkes, Lidl, Subway, Cancer Research, Papa Johns, Magnet Kitchens, as well as other independent and local traders.

Caterham mainline railway station is across the road from the premises, providing services to London Bridge, Purley and East Croydon. There are also buses serving the area located on Croydon Road.

## ACCOMMODATION

Ground floor	110.55 m <sup>2</sup>	1,190 ft <sup>2</sup>
Basement	27.87 m <sup>2</sup>	300 ft <sup>2</sup>
<b>TOTAL</b>	<b>138.42 m<sup>2</sup></b>	<b>1,490 ft<sup>2</sup></b> N.I.A.

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed. A premium is required for the newly completed fit out, fixtures and fittings.

## BUSINESS RATES

The rateable value will need to be re-assessed, as the upper floors are no longer included. Contact Tandridge Council on 01883 722000 to confirm what amount might be payable.

## VIEWING

By prior arrangement by contacting the landlords sole letting agents:

**James Stefanopoulos or Ashley Brudenell**

