



21 Station Avenue | Caterham | CR3 6YT | FREEHOLD FOR SALE/SHOP TO LET

- basement, ground, first & second floors with parking
- 416.19 m² (4,480 ft²) approx.
- 'e' use class
- rent: £45,000 per annum (ground & basement)
- planning approved for 5 flats
- price: offers in the region of £1.6m freehold

DESCRIPTION

Double fronted end of terrace former bank premises, arranged as open plan sales area, various partitioned offices with natural light, good ceiling height and a rear car park (approx. 10 cars). The basement is arranged as an open plan rear office with natural light, kitchen, staff room, WC's, various storerooms and rear fire exit.

The first and second floors are accessed by two internal staircases and currently divided into various office rooms on the first floor and further offices on the second floor with 3 staff WC's.

LOCATION

Situated in a prominent position on Station Avenue, between Godstone Road and Harestone Valley Road, opposite the train station in Caterham town centre.

Neighbouring occupiers include; Waitrose, Costa, KFC, Kokoro, Euronics, Pizza Express, Lidl, Morrisons, Caffè Nero, Clintons, Clarkes, Subway, Holland & Barrett, Papa Johns, Boots, TG Jones, Timpsons, Superdrug, Card Factory and The Works, 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 and Station Avenue.

ACCOMMODATION

Ground floor	170.94 m ²	1,840 ft ²	
Basement	120.31 m ²	1,295 ft ²	
First Floor	56.67 m ²	610 ft ²	
Second Floor	68.28 m ²	735 ft ²	
TOTAL	416.19 m ²	4,480 ft ²	N.I.A.

TENURE

Freehold with vacant possession on the ground floor and basement, and planning permission for five flats (3 x 2 beds and 2 x 1 beds) above, with potential to add further residential units to the rear of the ground floor and basement. Alternatively, a new Full Repairing and Insuring Lease is offered, on terms to be agreed for the ground floor and basement with parking.

BUSINESS RATES

We understand that the rateable value for the entire building is £39,000. Contact Tandridge Council on 01883 722000 to confirm what amount might be payable.

