



James ashley
commercial
property consultants

6 Croydon Road | Caterham | Surrey | CR3 6QB
SHOP & UPPERS FOR SALE / TO LET

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- ground & first floors, with parking/rear yard
- 144.00 m² (1,550 ft²) approx.
- 'e' use class
- price: £495,000 freehold
- rent: £25,000 per annum
- near train station

DESCRIPTION

Mid terrace shop arranged as a front split level sales area, with a rear store room and kitchenette. The first floor is accessed internally and provides a workshop, office, shower with WC and large rear store room. Externally, there is a rear garden and parking for 2 cars (formerly a detached double garage).

We understand that the premises have an 'E' Use Class, which now includes; retail, leisure, medical, office and restaurant.

LOCATION

Situated in a prominent position on Croydon Road (B2208) between Mount Pleasant Road and Crescent Road, close to Church Walk Shopping Centre and multi-storey car park in Caterham town centre.

Neighbouring occupiers include; Waitrose, Costa, KFC, Coughlans, Rawlings, Pizza Express, Vape Pit, Caffe Nero, RSPCA, Clarkes, Lloyds, 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	71.07 m ²	765 ft ²	
First floor	72.93 m ²	785 ft ²	
TOTAL	144.00 m²	1,550 ft²	N.I.A.

TENURE

Freehold, with full vacant possession on completion. Alternatively, a new lease is being offered on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £14,000. Contact Tandridge Council on 01883 722000 to confirm what amount is payable.

VIEWING

By prior arrangement by contacting the vendors sole selling agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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