



james ashley
commercial
property consultants

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

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- ground floor
- 86.40 m² (930 ft²) approx.
- new lease available
- 'e' use class
- rent: £22,500 per annum
- prime high street position

DESCRIPTION

Prime mid terrace lock-up shop, arranged as a large front sales area, kitchenette, single WC, rear store room and yard/garden.

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, The Post Office, Magnet Kitchens, McDonalds, Papa Johns Pizza, Subway, Pizza Express, Euronics, KFC, Costa Coffee 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	86.40 m ²	930 ft ²	N.I.A.
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TENURE

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

BUSINESS RATES & EPC

We understand that the current rateable value is £14,500 and the EPC rating is D. Contact Tandridge Council on 01883 722000 to confirm what business rates might be payable.

FURTHER INFORMATION/VIEWINGS

Contact the landlords sole letting agents: -

James Stefanopoulos or Ashley Brudenell

