



**James ashley**  
**commercial**  
property consultants

10 The Square | Caterham | Surrey | CR3 6XH  
PRIME DOUBLE SHOP WITH PARKING

# 10 The Square | Caterham | Surrey | CR3 6XH | DOUBLE SHOP WITH PARKING

- ground floor
- 160.72 m<sup>2</sup> (1,730 ft<sup>2</sup>) approx.
- 'e' use class
- alternative uses considered - s.t.p.
- rent: £40,000 per annum
- near train station

## DESCRIPTION

Former bank premises, currently arranged as open plan front sales area, with three rooms at the rear. There is a shared car park to the rear, which can also be used for deliveries.

We understand that the premises have an 'E' Use Class, which 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 Square, between Croydon Road (B2208) and Godstone Road, opposite Station Avenue (B2030) in Caterham town centre.

Neighbouring occupiers include; Waitrose, Costa, KFC, Coughlans, Rawlings, Euronics, Pizza Express, Lidl, Vape Pit, Caffè Nero, William Hill, Clarkes, Lloyds, Subway, Cancer Research, Papa Johns, Magnet Kitchens and The Post Office, 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	160.72 m <sup>2</sup>	1,730 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Full Repairing and Insuring sub-lease is being offered, on terms to be agreed.

## BUSINESS RATES

The rateable value will have to be re-assessed. 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**

