



20-22 High Street, Caterham,
Surrey CR3 5UA

Mixed Use Commercial &
Residential Investment

FOR SALE

INVESTMENT SUMMARY

- First time on the market for over 100 years
- Freehold retail, industrial, garage & residential investment
- High Street location
- Italian restaurant, Butchers & Beauty Therapist
- 3 x light industrial units / Storage
- 3 x Flats
- 4 x Garages
- Total income £122,750 per annum
- Freehold price £1,450,000 (subject to contract)
- No VAT

LOCATION

The premises occupy a strong High Street location in the centre of Caterham on the Hill which has a wide selection of shops, restaurants and other local amenities.

Caterham on the Hill benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There is a Mainline Railway Station in Caterham Valley (0.75 miles) providing regular services to Croydon and London.

There are a number of on-street parking bays along this section of the High Street as well as free parking in the Raglan Shopping Precinct car park nearby.



DESCRIPTION

An attractive mixed-use, town centre investment.

The premises comprise three well established retail units fronting the High Street; La Fiaba Mediterranean Restaurant, Traditional Butchers and Flow Therapy. Fiaba restaurant at 22A High Street includes a 1-bedroom owners flat above. There is also a self-contained spacious split level 3-bedroom flat at 22B High Street and a studio flat known as 22X High Street which are let out separately.

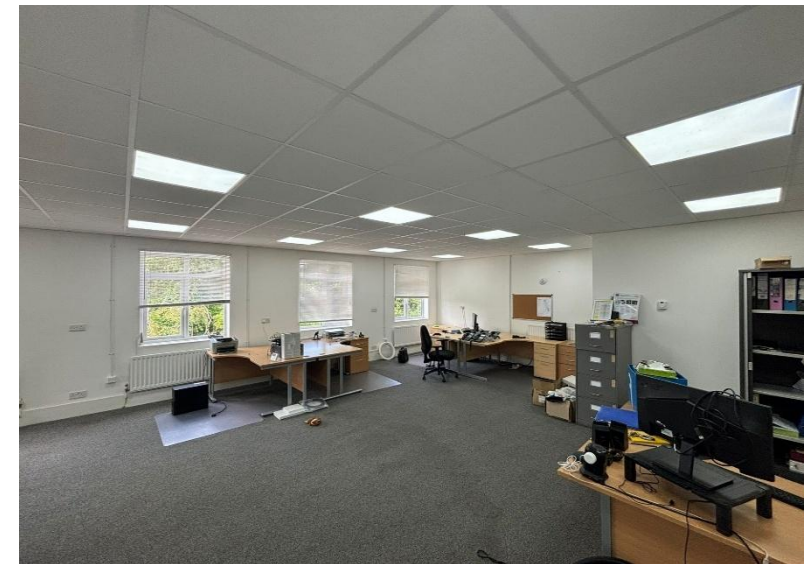
There are three light industrial / storage premises at the rear of the High Street, together with 4 garages which are all let out separately.

The freehold includes the rear service road and parking areas, with access from Park Road.

EPC

The current EPC ratings are as follows:

22A High Street (Restaurant)	B (48)
22 High Street (Butcher)	E (120)
20A High Street (Beauty Therapist)	D (91)
22B High Street (flat)	D (66)
22X High Street (Flat)	E (51)
22D High Street (Industrial)	D (98)
Store r/o 22 High Street	Exempt
Store r/o 26-28 High Street	Exempt



ACCOMMODATION & TENANCY SCHEDULE

Accommodation	Floor Area Sq.ft	Floor Area Sq.m	Tenant	Term Expiry	Rent (PA)	Rent Reviews	Repair & Insurance	Other
22A High Street (Restaurant & Manager's Flat)	2,094	194.54	Mr K Iliev	24/03/34	£24,000	25/03/29	Full repairing & insuring terms	Inside 1954 Act. Tenant has right to park 4 vehicles. Tenant break 25/03/29.
22 High Street (Butchers)	956	88.82	Mr M Lord	23/10/31	£18,000	23/10/31 (lease expiry)	Full repairing & insuring terms	Inside 1954 Act. Tenant has right to park at rear.
20A High Street (Flow Therapy)	GF 570 B'ment 179	GF 52.95 B'ment 16.63	L H Lucking Cheang	24/12/35	£10,950	03/05/29	Effective full repairing & insuring terms	Inside the 1954 Act. £2,237.50 deposit held & guarantor.
22B High Street (Flat)	1,363	126.63	Individuals	Assured Periodic Tenancy	£18,000	16/07/27	Assured Periodic Tenancy	Spacious 3 Bedroom flat with rear garden.
22X High Street (Flat)	365	33.91	Individual	Assured Periodic Tenancy	£10,800	29/11/27	Assured Periodic Tenancy	Studio Flat. Rent increase notice served to £900pcm wef 29.11.26
22D High Street (Industrial)	1,791	166.39	Englander Line Ltd	06/04/30	£21,000	07/04/30 (lease expiry)	Full repairing & insuring terms	Director Guarantor & £5,250 deposit held. Mutual break 07/04/28
Store rear of 22 High Street	704	65.40	Moth Lighting Ltd	12/05/29	£6,800	13/05/29 (lease expiry)	Full repairing & insuring terms	Director guarantor. Tenant has right to park 2 vehicles. Tenant break 13/05/27
Store rear of 26- 28 High Street	545	50.63	Mr C Bidwell	19/11/28	£7,200	20/11/25	This lease is on effective full repairing and insuring terms	Outside the Landlord and Tenant act 1954. Includes 2 parking spaces
4 x Garages	4 x 175	4 x 16.26	Individuals	Monthly Licences	£6,000 (combined)	Monthly Licence	Licensor to repair	4 individual garages used as storage. All terminable on 1 months notice.
				TOTAL	£122,750			

SALE PRICE & POTENTIAL

We are instructed to seek **£1,450,000** for the freehold (which comprises three separate titles), subject to contract. Potential for active management and possible longer term development opportunity.

TENURE

Freehold

VAT

We understand that VAT is **not** applicable to the sale price.

LEGAL COSTS

Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

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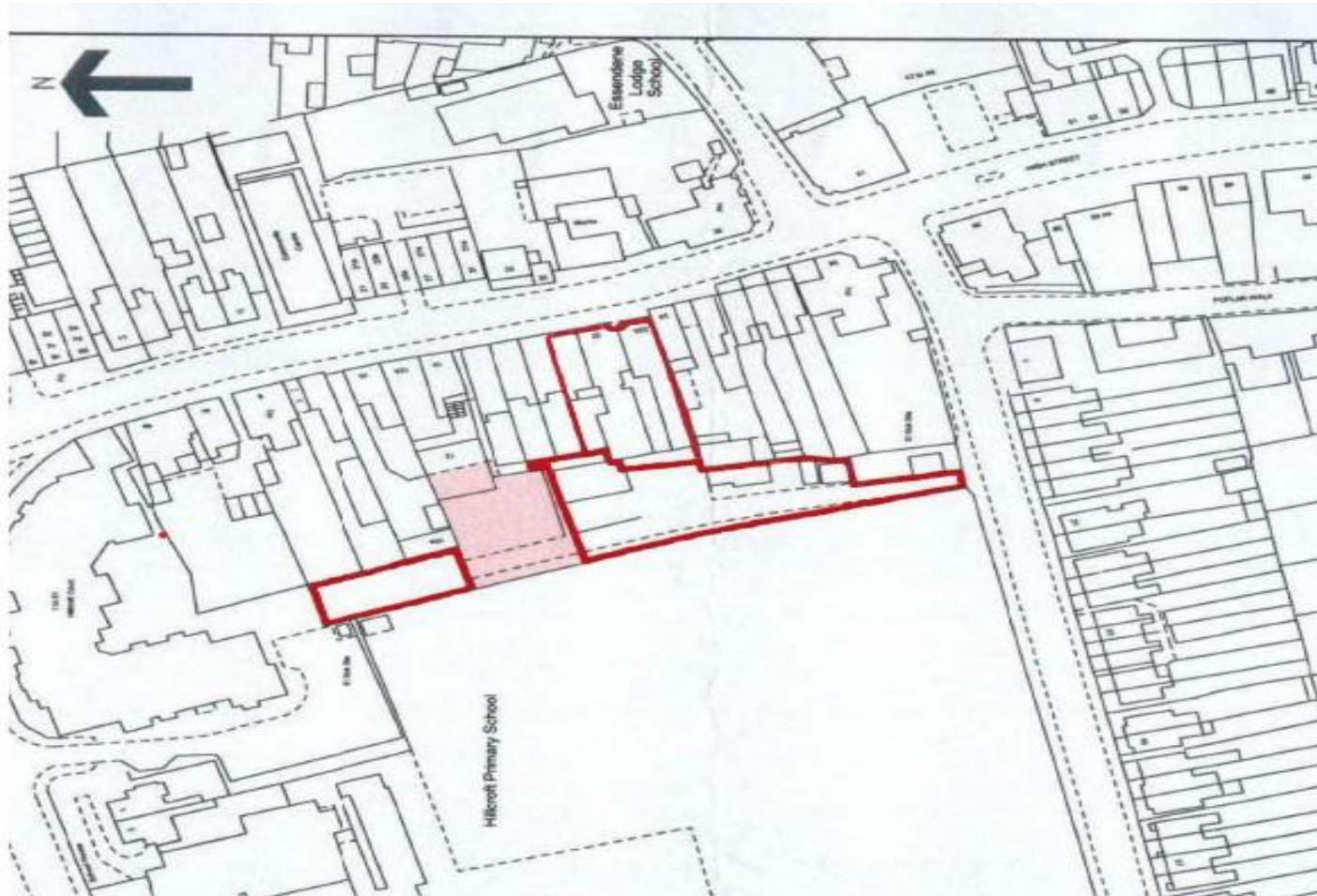
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Not to Scale



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