



SHW

Coughlan Bakery

UNL

Chartered Accountants

Tel: 01883 341991 www.unlcaterham.com

JADE HOUSE
CHINESE FOOD TAKE AWAY
Peking & Cantonese Cuisine

TO LET

21/23 CROYDON ROAD, CATERHAM, CR3 6PA

SELF CONTAINED OFFICE/RETAIL/CLASS E - 1,573 SQFT

DESCRIPTION

The property comprises the whole building of Ground Floor Retail unit and Office Upper Floors. Ground Floor is mostly open-plan, with 1st and 2nd floors split front and rear.

LOCATION

The property is located on Croydon Road, being the main shopping parade in Caterham Valley. Nearby occupiers include Coughlans, Pizza Express, Waitrose, Costa Coffee and a range of other retail, food & beverage and professional service firms.

Caterham Station is in close proximity to the property and provide frequent services to:

London Victoria - 54 mins

London Bridge - 47 mins

Numerous bus routes travel along the Croydon Road.

The M25 intersection is approximately 2 miles to the south and provides access to the national motorway.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor	609	56.55
First Floor	462	42.91
Second Floor	502	46.67
TOTAL	1,573	146.13

AMENITIES

- Suspended Ceiling
- CAT II Fluorescent Lighting
- Perimeter Trunking
- Gas Fired Central Heating System
- Ceiling Mounted Comfort Cooling to Ground Floor
- Kitchenette
- Meeting room
- 4 WCs

RENT

£30,000 per annum exclusive.

RATES

The rateable value for the property is currently split into separate assessments of £19,750 and £540.

We recommend that interested parties enquire directly to Tandridge District Council Business Rates Department.

SERVICE CHARGE

Service charge is not applicable.

EPC

An EPC is being prepared and will be available shortly.

VAT

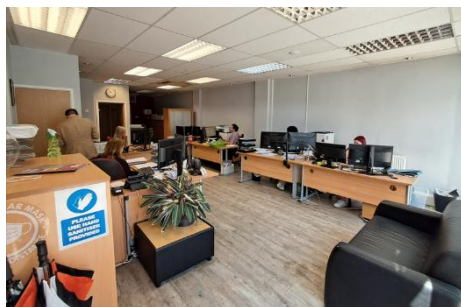
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



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