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78 High Street, Caterham on the Hill, Surrey, CR3 5UD

Class 'E' / Office Premises

TO LET

PROPERTY SUMMARY

- **Ground Floor Class 'E' / Office premises**
- **Kitchen, shower-room and toilet facilities**
- **Wood effect laminate flooring & recessed spot-lights**
- **Gas central heating**
- **Total area 402 sq.ft (37.3 sq.m)**
- **Rent £11,750 per annum exclusive**

LOCATION

The premises occupy a convenient location at the southern end of the High Street, Caterham on the Hill. There is a good selection of local shops, cafes, restaurants and pubs close-by.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Caterham Mainline Railway Station is less than 1 mile away providing regular services to Croydon and London (Victoria & London Bridge).

ACCOMMODATION

Ground floor Class E / office premises arranged as three rooms together with kitchen, toilet and shower. There is also a rear garden. The accommodation and net internal floor areas are as follows:-

Front Office	140 sq.ft	(13.0 sq.m)
Middle Office	93 sq.ft	(8.6 sq.m)
Rear Office	106 sq.ft	(9.8 sq.m)
Kitchen	63 sq.ft	(5.9 sq.m)
Total	**402 sq.ft**	**(37.3 sq.m)**

TERMS

The premises are available to let a new full repairing and insuring lease, for a term to be agreed, at a rent of £11,750 per annum exclusive.

Subject to contract

VAT

All rents and prices quoted are exclusive of VAT, if applicable.

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2026 Rateable Value is £5,900. The current UBR is 49.9 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Tandridge Council.

EPC

This property has an EPC Rating of C (75).

LEGAL COSTS

Each party to bear their own costs.

For further information or to view please contact

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