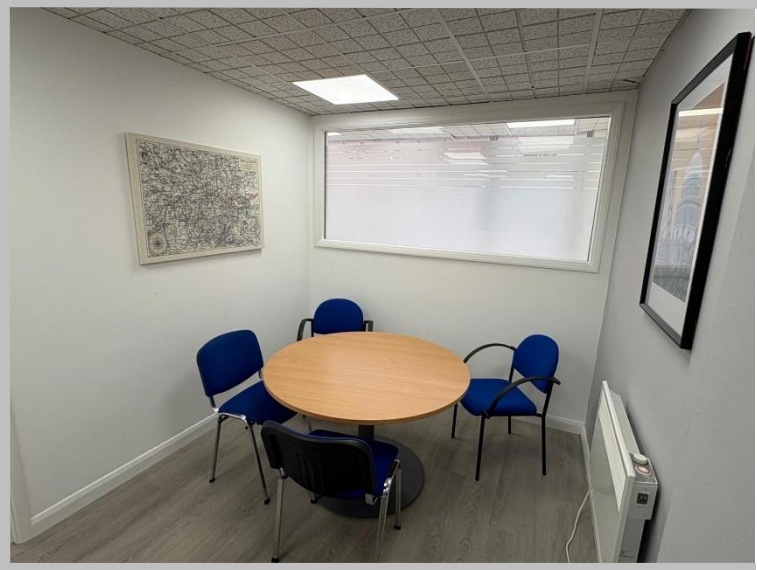
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# 77 Croydon Road, Caterham, Surrey, CR3 6PD

**Class E / Shop / Office Premises**

# TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

## PROPERTY SUMMARY

- **Class E / Shop / Office premises to let**
- **Excellent town centre location, close to all amenities**
- **Close to M25 Junction 6 and Caterham Railway Station**
- **Total area 1,087 sq. ft (100.99 sq.m) over 2 floors**
- **New lease available at £15,500 per annum exclusive**
- **Parking is on a first come first serve basis**

## LOCATION

The property occupies an excellent location within Caterham Valley close to a good selection of shops, restaurants and other local amenities. Junction 6 of the M25 is close-by at Godstone. Caterham Railway Station is within easy walking distance providing regular services to Croydon and London.

## DESCRIPTION & ACCOMMODATION

Ground and lower ground floor Class E / Shop / Office unit. The ground floor is currently subdivided with light partitioning to provide 3 separate rooms / offices but this could be reconfigured to suit occupier's needs. The lower ground floor has a separate entrance to the rear and comprises a largely open plan area together with a kitchen, toilet and storage room at the rear. The ground floor benefits from a suspended ceiling with LED lighting, laminate flooring and double glazing to the rear.

| Accommodation | | Sq. Ft | Sq. M |
|---|---|---|---|
| Ground Floor | Retail/office | 557 | 51.8 |
| Lower Ground Floor | Open Area | 394 | 36.6 |
| Lower Ground Floor | Kitchen | 34 | 3.2 |
| Lower Ground floor | Stores | 102 | 9.5 |
| **TOTAL** | | 1,087 | 100.99 |
| Outside | Parking is on a first come first serve basis | | |

## TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £15,500 per annum exclusive.

**Subject to contract**

## VAT

We understand that VAT is **not** applicable to the rent.

## RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2026 Rateable Value is £14,750. The current UBR is 49.9 pence in the £**.** Further enquiries in this respect should be made to Tandridge District 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**

**Daniel Lascelles MPLAN Tel: 01737 222835**
**Email: daniel@raynerscommercial.com**

**Chris Richards MRICS Tel: 01737 222835**
**Email: chris@raynerscommercial.com**

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