



26 Godstone Road, Caterham,  
Surrey, CR3 6RA

RETAIL / CLASS  
'E' UNIT

**TO LET**

## PROPERTY SUMMARY

- **Ground Floor Class 'E' / Retail unit**
- **Prominent town centre location**
- **Would suit a variety of uses including retail, restaurant, leisure & health**
- **Total area 1,055 sq.ft**
- **Rent £21,500 per annum exclusive**
- **Rear parking and access**
- **Close to Caterham Railway Station and Junction 6 of the M25**

## LOCATION

The premises occupy a prominent trading location within the centre of Caterham Valley close to a wide selection of shops, restaurants and other amenities.

Caterham is an affluent town with an active Business Improvement District (BID) with a number of improvements taking place. The town benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Caterham Mainline Railway Station (Zone 6) is within easy walking distance providing regular services to East Croydon and London Bridge.

There is free parking along Godstone Road and Croydon Road as well as within Church Walk Shopping centre opposite the property.

## DESCRIPTION & ACCOMMODATION

26 Godstone Road offers a good size prominent retail unit. There is potential for the space to be used for a variety of uses such as retail, restaurant, professional services, healthcare and leisure. There will be one parking space offered with the unit accessed via Timber Lane at the rear. Net internal floor areas are as follows:-

- Retail 91 sq.m            980 sq.ft
- Toilet 7 sq.m            75 sq.ft

Indicative floor plans are attached below.

## TERMS

The property is available to let on a new internal repairing and insuring lease for a term to be agreed at a rent of £21,500 per annum exclusive.

## RATES

To be assessed, further enquiries in this respect should be made to Tandridge District Council.

## VAT

Rent quoted is exclusive of VAT, if applicable.

## EPC

This property has an EPC Rating of D (90).

## COSTS

Each party to bear their own costs.

For further information or to view, please  
contact Joint Sole Agents:

## Rayners Commercial

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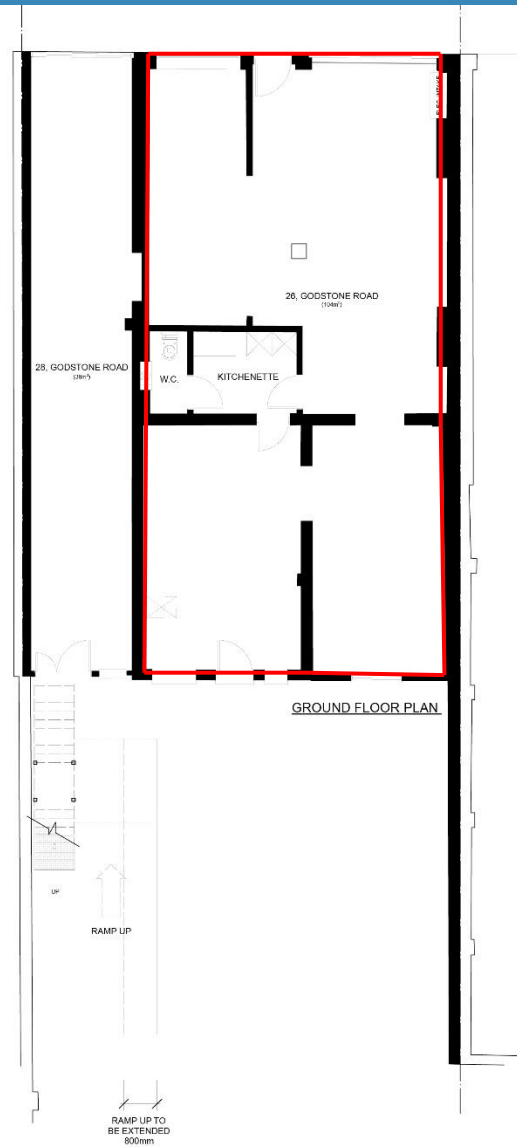
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Not to Scale – For Indicative Purposes Only

## 22-28 Godstone Road, Caterham, Ground Floor

