

13 Station Road East, Oxted RH8 0BD

Class E and Residential Flat

TO LET

White Est. 1817
& Sons



- A well-positioned Class E unit with a residential flat above
- Oxted train station is approximately 0.2 miles distant
- Flat total net internal area 728 sq.ft (67.63 sq.m)
- Retail total net internal area 907 sq.ft (84.26 sq.m)
- Available to let for £33,800 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The premises is located on Oxted's main retail thoroughfare, with Oxted being an affluent town benefiting from a mixture of national and independent retailers, restaurants and cafes. The premises is located approximately 0.2 miles distant from Oxted train station, offering frequent services to London Terminals.

Gatwick Airport can be found circa 15 miles distant to the southwest.

Description & Accommodation

The ground floor comprises a flexible Class E unit, with a kitchen and toilet facilities to the rear. The premises benefits from a single glazed timber frontage, painted walls, suspended ceiling and tiled and laminate flooring.

There first and second floor comprises a three-bedroom flat, with living room, kitchen and bathroom. The flat is accessed via the rear.

The premises have the following gross internal floor areas:

Retail	907 sq.ft	84.26 sq.m
Residential	<u>728 sq.ft</u>	<u>67.63 sq.m</u>
Total:	1,635 sq.ft	151.90 sq.m

Terms

The premises is available to let on a new full repairing and insuring lease at an initial rent of £33,800 per annum exclusive, for a term to be agreed.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - Retail – C (51) | Flat – D (64)

Business Rates / Council Tax

The Valuation Office Agency describes the premises as 'Shop and premises', with a 2023 Rateable Value of £18,250. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

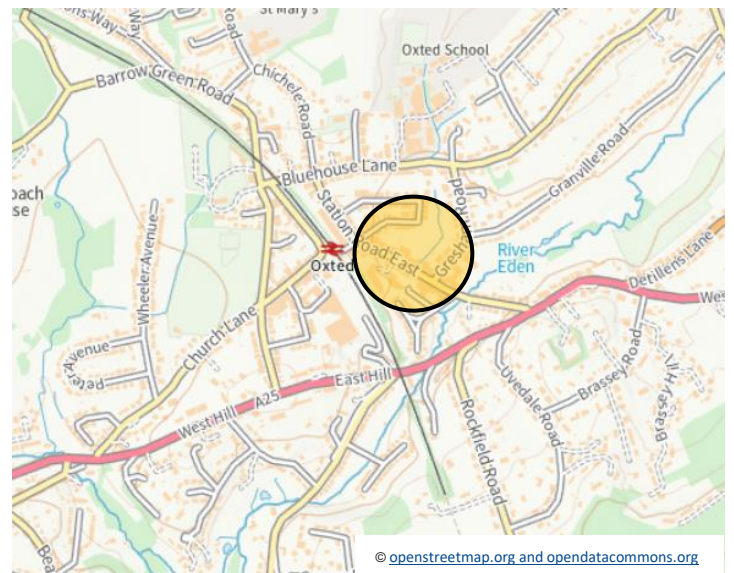
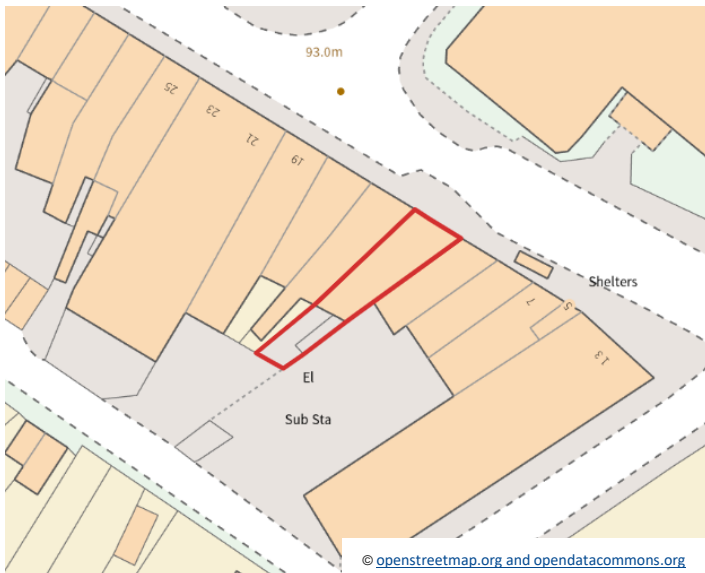
Council Tax - 2024/25 – B - £1,878.59

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell – Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

Tel: 01306 743344

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