



57 High Street, Caterham on  
the Hill, Surrey, CR3 5UF

Class E / Retail /  
Office Unit

**TO LET**

## PROPERTY SUMMARY

- Ground floor Class E / retail / office unit
- Good location on High Street, Caterham on the Hill
- Total Net Internal Area 266 sq. ft. (24.71 sq. m.)
- Close to Caterham railway station and M25 / M23
- Available immediately by way of lease assignment
- Rent £9,000 per annum exclusive (subject to contract)

## LOCATION

The premises occupy a good location on the High Street on Caterham on the Hill.

Caterham on the Hill benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Access to the M23 & M25 is also available close-by at Merstham. There is also a Mainline Railway Station within Caterham Valley (Zone 6) providing regular services to Croydon and London.

## ACCOMMODATION

The premises benefit from a retail / office area which is currently divided into a number of rooms however could be reconfigured to provide one, open plan space. There is a kitchenette and toilet to the rear of the unit.

The accommodation and net internal floor areas are as follows:-

Main Retail / Office Area	256 sq.ft	(23.78 sq.m)
Kitchenette	10 sq.ft	(0.93 sq.m)
<b>Total</b>	<b>266 sq.ft</b>	<b>(24.71 sq.m)</b>

## TERMS

The premises are available by way of an assignment of the existing lease until November 2030, with a tenant break clause in November 2027, at a rent of £9,000 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 2023 Rateable Value is £5,100. The current UBR is 49.9 pence in the £. **We understand the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Tandridge District Council.

## EPC

This property has an EPC Rating of C (57).

## COSTS

Each party is to bear their own legal costs.

**For further information or to view please contact:**

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