



12 Godstone Road, Caterham,  
Surrey, CR3 6RA

CLASS E /  
RETAIL UNIT

TO LET

## PROPERTY SUMMARY

- Class E / Retail unit with potential for other uses (subject to planning), **although not suitable for a food facility (takeaway, restaurant, etc.)**
- Excellent town centre location, close to all amenities
- Total Floor Area 375 sq.ft (34.9 sq.m)
- New lease potentially available
- Rent £12,500 per annum exclusive
- Close to Caterham Railway Station and Junction 6 of the M25

## LOCATION

The premises occupy a good trading location in the centre of Caterham close to the main roundabout and Caterham Railway Station which provides regular services to East Croydon and Central London. Junction 6 of the M25 is close-by at Godstone providing easy access to Gatwick and the M23.

## PROPERTY SUMMARY

The premises comprise an attractive Class E / retail unit arranged on the ground floor together with a kitchen and toilet to the rear. The unit has been fitted out to a good standard with recessed spot lighting, laminate flooring, modern kitchen and toilet facilities and an attractive double glazed timber framed shop front. On street parking is available close by and within Morrisons and Waitrose car parks.

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

Ground Floor Sales	327 sq.ft	(30.4 sq.m)
Kitchen	48 sq.ft	( 4.5 sq.m)
<b>Total</b>	<b>375 sq.ft</b>	<b>(34.9 sq.m)</b>

## TERMS

The premises are available to let either by way of a sub-lease until February 2026 or a new effective full repairing and insuring lease direct from the landlord is potentially available at a rent of £12,500 per annum exclusive.  
**Subject to Contract.**

## RATES

The Valuation Office Agency Web-site describes the property as “Shop and Premises” and advises the 2023 Rateable Value is £9,900. The UBR for 2023/24 is 49.9 pence in the £.

## VAT

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

## EPC

This property has an EPC Rating of E (105).

## COSTS

Each party to bear their own costs.

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

**Matt Lewis Tel: 01737 222835**

**Email: [matt@raynerscommercial.com](mailto:matt@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**

**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**



#### DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.