

on behalf of

THE
ARCH
CO



TO LET 26.8 SQ M (288 SQ FT)

LOCK UP SHOP

STATION AVENUE, CATERHAM, CR3 6LB

est. 1828
bracketts

LOCATION

The unit is situated on Station Avenue, less than 200 yards from Croydon Road which is the main retail street in Caterham. Nearby occupiers include Lloyds bank, Boots opticians, Clarks and Waitrose. The Church Walk Shopping Centre is within 150 yards.

The unit is located directly next to Caterham Station which provides services to London Bridge with a minimum journey time of approx. 50 minutes, as well as having road links with the M25 via the A22 which is less than 1 mile to the east.

DESCRIPTION

Lock up unit connected to Caterham Station extending to a total of 26.8 sq m (288 sq ft)

PLANNING

The property is suitable for a variety of within Class E (a), (b) and (c).

Interested parties are advised to make their own enquiries to ensure their use is lawful.

TERMS

The site is available to be let by way of a new effective full repairing and insuring lease, outside the Landlord and Tenant Act 1954, for a term of 6 years.

RENT

£9,000 per annum exclusive, payable quarterly in advance, plus VAT.

VAT

We are informed VAT is payable.

BUSINESS RATES

Enquiries from the VOA Website indicate that the property has a rateable value of £6,400.

The UBR for 2024/25 is 49.9p in the £.

DEPOSIT

The ingoing Tenant will be required to provide a deposit.

POSSESSION

Upon completion of legal formalities.

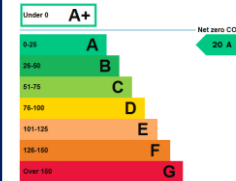
LEGAL COSTS

Each party to be responsible for their own legal costs. In the event a Tenant decides not to use a solicitor, a fee of £395 plus VAT will be payable for a Standard Tenancy. Should prospective tenants wish to alter a premises, a License To Alter fee of £350 plus VAT will be payable.

EPC - A 20

Energy rating and score

This property's energy rating is A.



VIEWING

Strictly by appointment through sole agents Bracketts:

Telephone: **01732 350503**

Dominic Tomlinson

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Abbey Mitchell

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Subject to contract

Important Notice

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TO LET

LOCK UP SHOP

APPROX. 26.8 SQ M (288 SQ FT)

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CATERHAM
CR3 6LB

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