



81-83 High Street, Caterham,
Surrey, CR3 5UH

Office / Retail / Class E
premises with Parking

TO LET

PROPERTY SUMMARY

- Office / Retail / Class E building with rear parking area
- Situated close to A22 / A23 / M25 (Junction 6)
- Recently refurbished
- Caterham Valley Railway Station 0.5 miles
- Total area 921 sq.ft (85.5 sq.m)
- Up to 5 Parking spaces
- Rent - £18,500 per annum exclusive (subject to contract)

LOCATION

Caterham is an affluent commuter town situated in East Surrey, providing a wide range of amenities, retail and restaurant options.

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) 0.5 miles away providing regular services to Croydon and London.



DESCRIPTION

A detached, two storey building with parking to the rear. The property was recently occupied by a firm of architects, and the accommodation provides a mix of open plan and individual rooms and there is a front and side entrance. Recently refurbished and redecorated to include a mix of new carpet and laminate flooring, part double glazing, gas central heating and toilet facilities on the ground floor. The property would suit a wide range of Class E uses.

BUSINESS RATES

The Valuation Office Agency website describes **81 High Street, Caterham** as “Shop & Premises” and advises that the Adopted 2026 Rateable Value is £3,550. The current UBR for 2025/26 is 49.9 pence in the £. Further enquiries to Tandridge District Council on 01737 276000.

The Valuation Office Agency website describes **83 High Street, Caterham** as “Office & Premises” and advises that the Adopted 2026 Rateable Value is £14,250. The current UBR for 2025/26 is 49.9 pence in the £. Further enquiries to Tandridge District Council on 01737 276000.

EPC

To be assessed

ACCOMMODATION

The property provides the following net internal floor areas:

Accommodation	Sq. Ft	Sq. M
Ground Floor	376	34.9
First Floor	545	50.6
TOTAL	921	85.5
Outside	Parking for up to 5 cars	

TERMS

The whole property is available to let on a new lease for a term to be agreed on full repairing and insuring terms at a rent of £18,500 per annum exclusive.

VAT

We understand that VAT is **NOT** applicable to the rent.

LEGAL COSTS

Each party is to bear their own costs.

CONTACT

For further information or to arrange a viewing, please contact:

Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



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