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27 Station Road
West,
Oxted,
Surrey,
RH8 9EE

TO LET SHORT TERM RETAIL UNIT

Location:

The property is located within the commercial centre of the Town. Station Road West houses a number of specialist retail units and professional offices, the main Post Office, Barclays and Lloyds Banks together with the main entrance to the Railway Station with regular services to London via East Croydon.

Also within walking distance of the property are Tandridge Leisure Centre with Gymnasium and Swimming facilities and Morrisons Supermarket is close by. Access to the Motorway network is via junction 6 of the M25 which is about 3-4 miles to the West.

Sat Nav: RH8 9EE

www.gpcommercial.co.uk

IMPORTANT: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

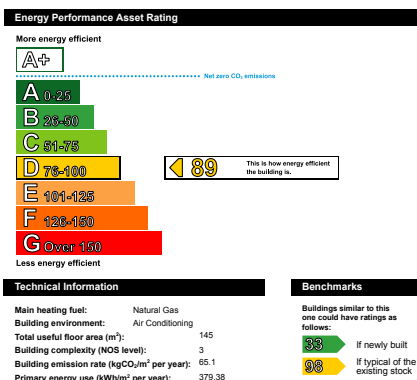
Energy Performance Certificate HM Government
Non-Domestic Building

8, Station Road West
Kemp

Certificate Reference Number:
9090-2930-0363-0950-8014

SAMPLE

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



THE CURRENT NET INTERNAL AREAS ARE AS FOLLOWS

TOTAL **43.58 sq m** **469 sq ft**



Description/Accommodation:

The accommodation comprises ground floor and forecourt accommodation. The property comprises of two retail areas with a w/c and kitchenette to the rear.

Terms:

The accommodation is available to let on a short term basis at a rent of £900 pcm, exclusive of rent, building insurance, service charge and utilities, subject to contract (plus VAT if applicable).

Business Rates:

According to the Government website the Rateable Value is £7,900 pa. The UBR for 2020/21 is 49.9p in the £. Small Business Relief may apply.

Legal costs:

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Viewing

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne
David Sutton BA (Hons) Email: dauids@gpcommercial.co.uk
or Nick Payne MRICS Email: nickp@gpcommercial.co.uk

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.lettingbusinesspremises.co.uk

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