



**James ashley**  
**commercial**  
property consultants

19 Station Avenue | Caterham | Surrey | CR3 6LB  
SHOP WITH BASEMENT TO LET/FOR SALE

# 19 Station Avenue | Caterham | Surrey | CR3 6LB | LARGE SHOP WITH BASEMENT

- ground floor & basement
- 261.05-593.17 m<sup>2</sup> (2,810-6,385 ft<sup>2</sup>) approx.
- 'e' use class
- alternative uses considered - s.t.p.
- rents: £45,000-£60,000 per annum
- price: £1.25m freehold

## DESCRIPTION

Former post and sorting office, currently arranged as open plan middle sales area, with various store rooms at the front and rear, with a separate kitchen and WC. The basement is accessed from both the front and rear staircases and is divided into various size storerooms with a rear fire exit.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

## LOCATION

Situated in a prominent position on Station Avenue, between Godstone Road and Harestone Valley Road, opposite the train station in Caterham town centre.

Neighbouring occupiers include; Waitrose, Costa, KFC, Coughlans, Kokoro, Euronics, Pizza Express, Lidl, Morrisons, Caffe Nero, Clintons, Clarkes, Lloyds, Subway, Holland & Barrett, Papa Johns, Boots, WH Smith, Timpsons, Superdrug, Card Factory and The Works, as well as other independent and local traders.

Caterham mainline railway station is across the road from the premises, providing services to London Bridge, Purley and East Croydon. There are also buses serving the area located on Croydon Road and Station Avenue.

## ACCOMMODATION

Ground floor	261.05 m <sup>2</sup>	2,810 ft <sup>2</sup>	
Basement	332.12 m <sup>2</sup>	3,575 ft <sup>2</sup>	
<b>TOTAL</b>	<b>593.17 m<sup>2</sup></b>	<b>6,385 ft<sup>2</sup></b>	<b>N.I.A.</b>

## TENURE

A new Full Repairing and Insuring Lease is being offered, on terms to be agreed. Alternatively, the Freehold is for sale with planning permission for two flats (1 x 2 beds and 1 x 3 beds) and potential to add further residential units on the large rear flat roof.

## BUSINESS RATES

The rateable value will have to be re-assessed, as it currently includes the upper floors. Contact Tandridge Council on 01883 722000 to confirm what amount might be payable.

## VIEWING

By prior arrangement by contacting the landlords sole letting agents:

**James Stefanopoulos or Ashley Brudenell**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

[james-ashley.co.uk](http://james-ashley.co.uk)



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