







77 Croydon Road, Caterham,
Surrey, CR3 6PD

Class E / Shop / Office
Premises

TO LET

PROPERTY SUMMARY

-  **Class E / Shop / Office premises to let**
-  **Excellent town centre location, close to all amenities**
-  **Close to M25 Junction 6 and Caterham Railway Station**
-  **Total area 1,087 sq. ft (100.99 sq.m) over 2 floors**
-  **New lease available at £15,500 per annum exclusive**
-  **Parking is on a first come first serve basis**

LOCATION

The property occupies an excellent location within Caterham Valley close to a good selection of shops, restaurants and other local amenities. Junction 6 of the M25 is close-by at Godstone. Caterham Railway Station is within easy walking distance providing regular services to Croydon and London.

DESCRIPTION & ACCOMMODATION

Ground and lower ground floor Class E / Shop / Office unit. The ground floor is currently subdivided with light partitioning to provide 3 separate rooms / offices but this could be reconfigured to suit occupier's needs. The lower ground floor has a separate entrance to the rear and comprises a largely open plan area together with a kitchen, toilet and storage room at the rear. The ground floor benefits from a suspended ceiling with LED lighting, laminate flooring and double glazing to the rear.

Accommodation		Sq. Ft	Sq. M
Ground Floor	Retail/office	557	51.8
Lower Ground Floor	Open Area	394	36.6
Lower Ground Floor	Kitchen	34	3.2
Lower Ground floor	Stores	102	9.5
TOTAL		1,087	100.99
Outside	Parking is on a first come first serve basis		

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £15,500 per annum exclusive.

Subject to contract

VAT

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

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2026 Rateable Value is £14,750. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Tandridge District Council.

EPC – This property has an EPC Rating of C (75).

LEGAL COSTS - Each party to bear their own costs.

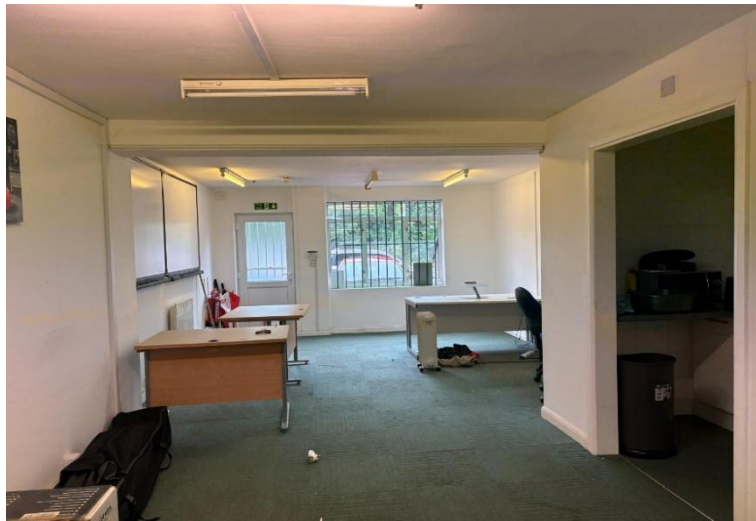
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