

42 Westway, Caterham CR3 5TP
Flexible Class E Unit
TO LET



- Flexible Class E unit available to let immediately
- Caterham train station is located 1 mile south of the property
- Parking available
- Total net internal floor area of 854 sq.ft (79.34 sq.m)
- Asking rent £16,500 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk

Location

The subject property is located in a secondary retail location on Westway within Caterham on the Hill. The property benefits from good road connections, being within close proximity to the A22 Caterham Bypass providing direct, fast access to junction 6 of the M25, just over 2 miles to the south. Caterham Train Station is situated 1 mile south and offers regular, direct services to London terminals, Clapham Junction and East Croydon.

Description & Accommodation

The property comprises a ground floor retail unit, with three offices to the rear. The unit benefits from carpet tiles, fluorescent strip lighting and gas central heating throughout. There are kitchen and W/C facilities within the unit.

The premises have the following net internal floor areas:

Retail Unit	229 sq.ft	21.27 sq.m
Office 1	139 sq.ft	12.91 sq.m
Office 2	185 sq.ft	17.19 sq.m
Office 3	256 sq.ft	23.78 sq.m
Kitchen	<u>45 sq.ft</u>	<u>4.18 sq.m</u>
Total:	854 sq.ft	79.34 sq.m

Outside: Parking Available

Terms

The premises is available on a new effective full repairing and insuring lease at a rent of £16,500 per annum exclusive.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - Awaiting EPC rating.

Business Rates

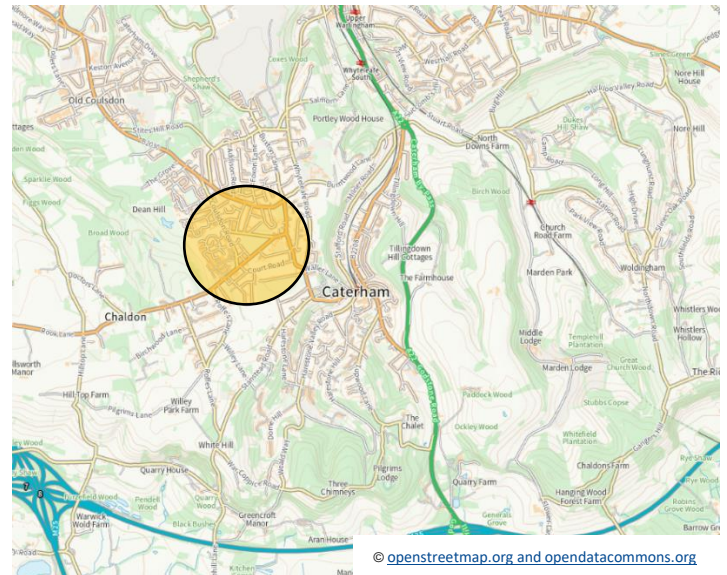
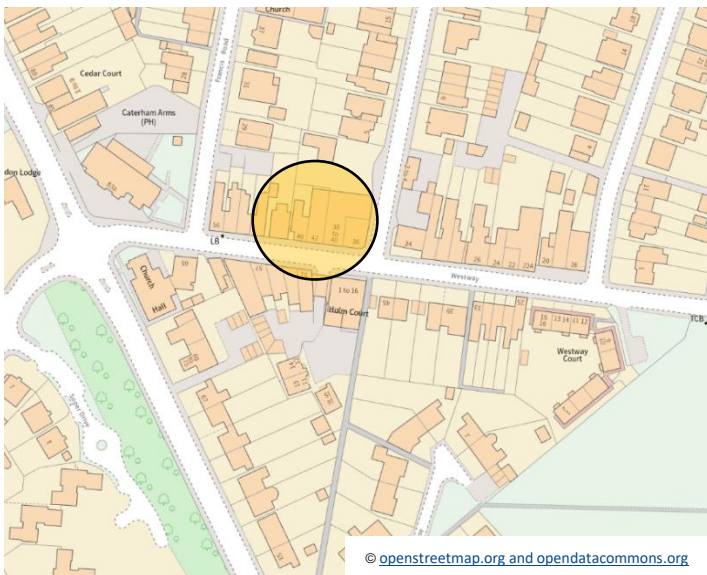
The Valuation Office Agency describes the premises as 'Shop and Premises', with a 2023 Rateable Value of £10,250. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell – Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

Tel: 01306 743344

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