

CLASS E OPPORTUNITY

OXTED

12 STATION ROAD

Description

Oxted is a town and civil parish in the Tandridge district of Surrey, England, at the foot of the North Downs. It is 9 miles (14 km) south south-east of Croydon in Greater London, 8.5 miles (13.7 km) west of Sevenoaks in Kent, and 9 miles (14 km) north of East Grinstead in West Sussex.

The subject property is located on the Southern end of Station Road East on the corner of Gresham Road, at the end of the retail pitch. Nearby retailers include **Subway, Toast, Starbucks, Costa, Boots** and a number of independent retailers.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is arranged over ground floor banking hall with first and basement floors providing the following approximate areas:

Ground Floor Sales	1,285 sq. ft.	(119.38 sq. m)
Ground Floor Ancillary	189 sq. ft.	(17.56 sq. m)
First Floor Ancillary	237 sq. ft.	(22.2 sq. m)
Basement Ancillary	97 sq. ft.	(9.1 sq. m)
Total	1,808 sq. ft.	(169.97 sq. m)

The property has 2 car parking spaces.

Lease

The premises are available by way of assignment on the existing lease expiring on 23 June 2025. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£43,000

per annum exclusive.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£38,500
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
 Freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
 mike.willoughby@greenpartners.co.uk

In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 15/03/2023
Created By: Green and Partners



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