

CLASS E OPPORTUNITY

CATERHAM

UNIT 13

32 CHURCH WALK

SHOPPING CENTRE



Description

Church Walk Shopping Centre is the primary shopping destination in Caterham located opposite to the railway station and **Waitrose**.

The scheme is anchored by **Morrisons** with other tenants including **Costa, Clarks, WH Smith, Superdrug, Boots, The Works** and **Specsavers**.

The unit is located in a prominent position adjacent to **Boots** and **Kokoro**.

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

Accommodation

The premises are arranged over ground and first floors providing the following approximate areas:

Ground Floor Sales	1,354 sq. ft. (125.79 sq. m)
First Floor Storage	919 sq. ft. (85.37 sq. m)

Lease

The lease is available for a term to be agreed.

Rent

£37,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £8,110 per annum.

Business Rates

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

Rateable Value	£32,250
UBR (23/24)	0.499p

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

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Viewing

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

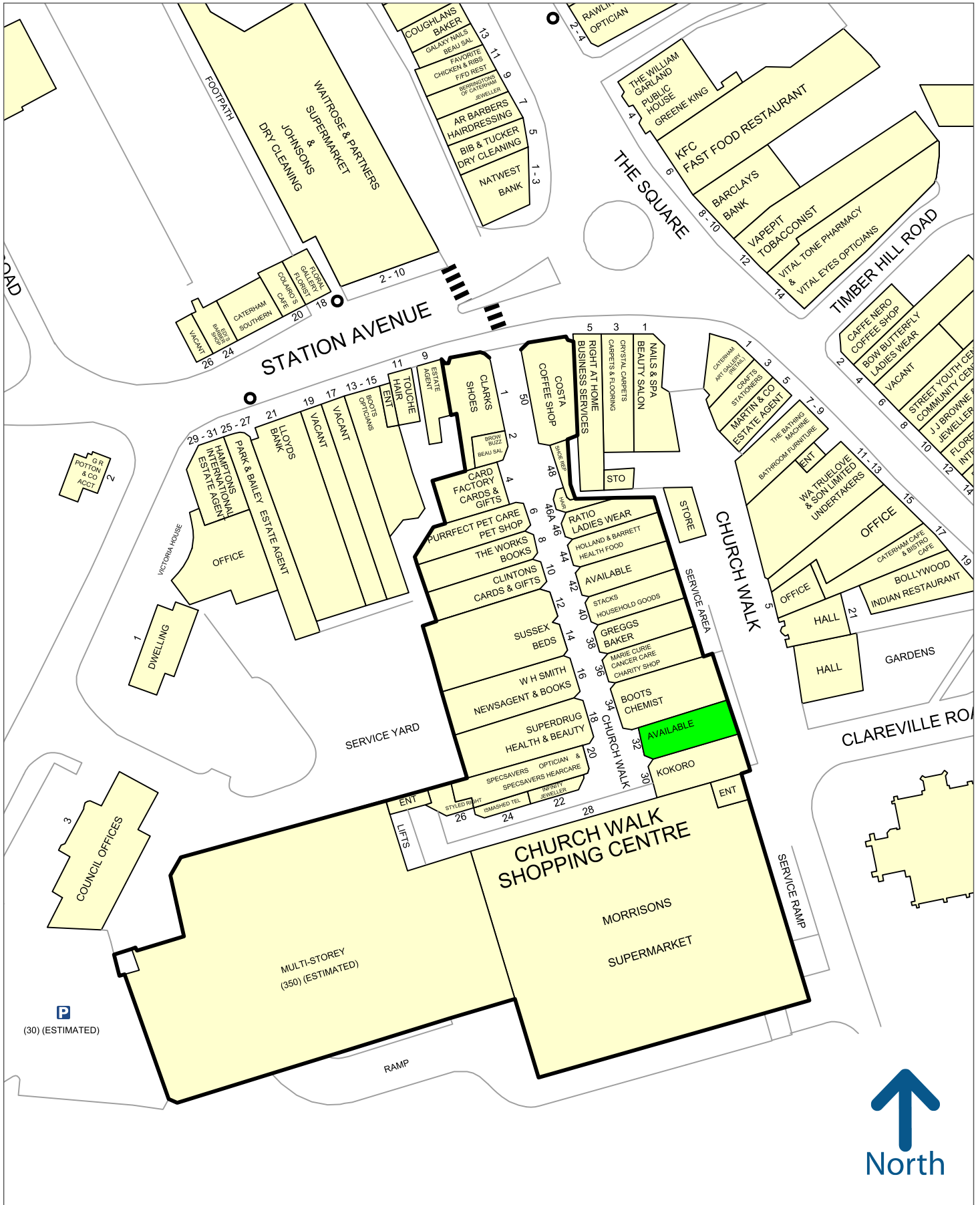
Nicole de Blaquiere 07789 478916

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Subject to Contract



50 metres

Experian Goad Plan Created: 01/02/2024
Created By: Green and Partners



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