

CLASS E OPPORTUNITY CATERHAM UNIT 3 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, Sports Direct** and **Specsavers**.

The premises occupy a prominent position in the scheme close to the entrance to **Morrisons** and the multi-storey car park.

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

Accommodation

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

Ground Floor Sales	1,353 sq. ft.	(125.69 sq. m)
Basement Ancillary	1,018 sq. ft.	(94.57 sq. m)
TOTAL	2,371 sq. ft.	(220.27 sq. m)

Lease

The premises are available by way of a new lease subject to vacant possession to be contracted outside the Landlord & Tenant Act 1954 with 5 years term certain.

Rent

£25,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £7,090 per annum.



Business Rates

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

Rateable Value	£28,250
UBR (25/26)	0.499p

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

EPC

The property has an EPC rating of B. 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:

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

Subject to Contract

