

CLASS E OPPORTUNITY

CATERHAM

UNIT 18, 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, Superdrug, Boots,** and **Specsavers**.

The unit is located in a prime location next to **Holland & Barrett** and in close proximity to **WH Smith, The Works** and **Greggs**.

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

Accommodation

The unit is arranged over ground and basement floors providing the following approximate areas:

Ground Floor Sales	1,130 sq. ft.	(104.98 sq. m)
First Floor Ancillary	440 sq. ft.	(40.88 sq. m)

Lease

The premises are available by way of a new lease to be contracted outside the Landlord and Tenant Act 1954 for 5 years term certain.

Rent

£35,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,188 per annum.

Business Rates

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

Rateable Value	£26,000
UBR (23/24)	0.499p

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

EPC

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

Legal Costs

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

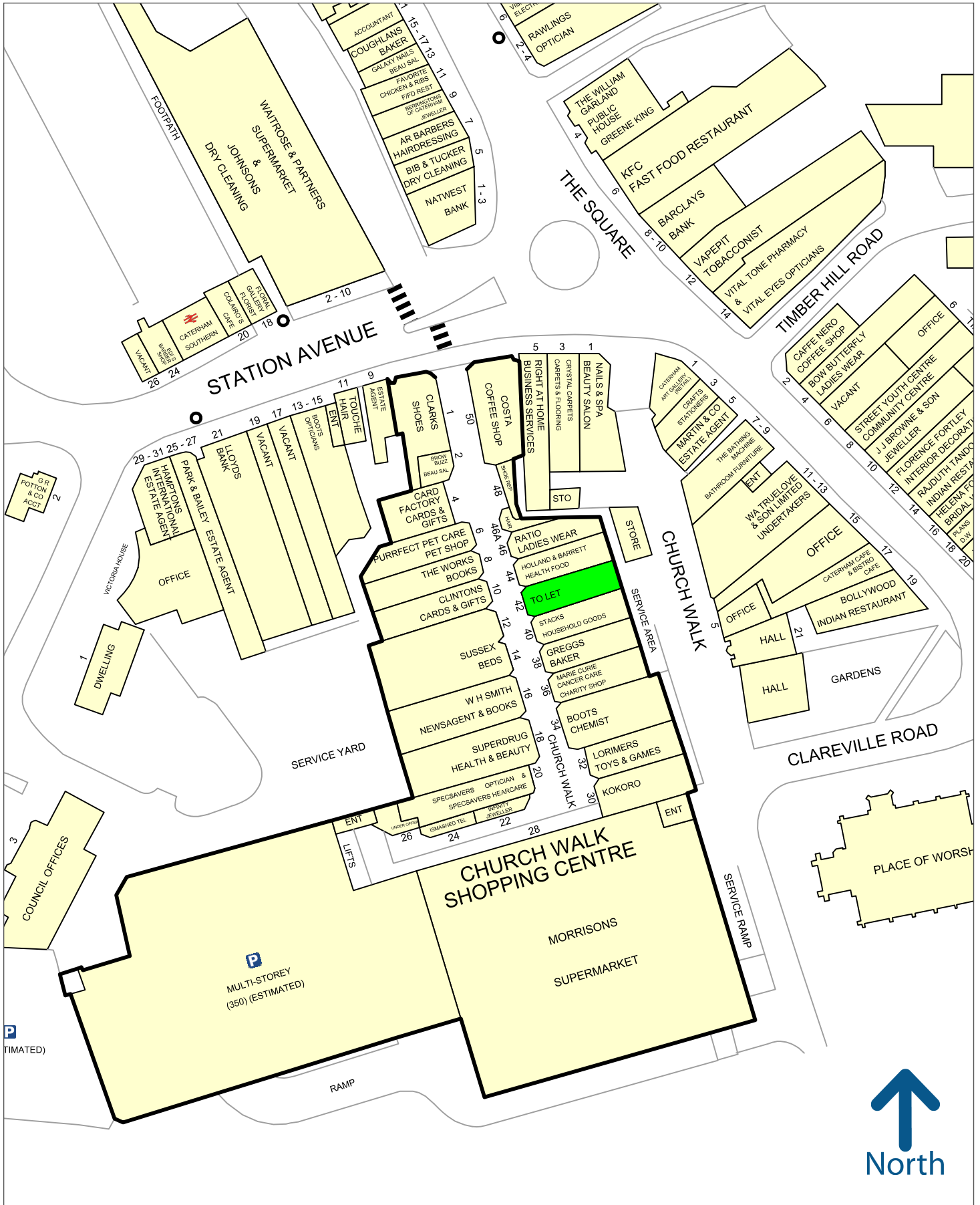
Viewing

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

Nicole de Blaquiere 07789 478916
nicole.deblaquiere@greenpartners.co.uk

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

Subject to Contract



50 metres

Experian Goad Plan Created: 21/08/2023
Created By: Green and Partners



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011