

RETAIL UNIT TO LET

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, Greggs, Holland & Barrett, Sports Direct** and **Specsavers**. The premises occupy a prime position in the scheme adjacent to **Card Factory** and **The Works**.

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	1,144 sq. ft. (106.28 sq. m)
Basement	659 sq. ft. (61.22 sq. m)

Lease

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

Rent

£28,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,320 per annum.

Business Rates

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

Rateable Value	£27,250
UBR (20/21)	0.499p

All parties are to be advised to make their own enquiries 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.

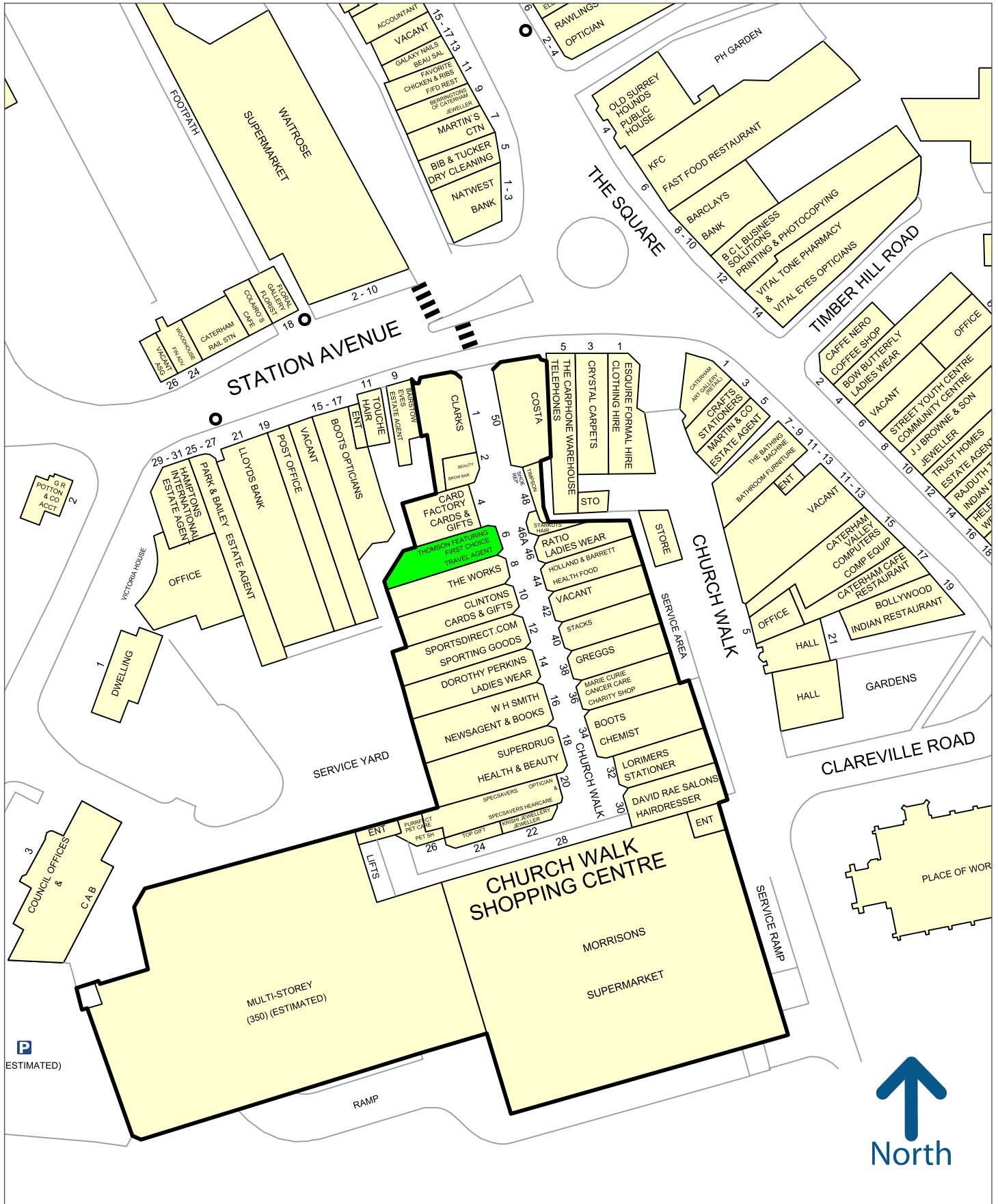
Viewing

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

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 28/10/2020
Created By: Green and Partners



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