

RETAIL UNIT TO LET

CATERHAM

UNIT 20, 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, The Works, Sports Direct** and **Specsavers**.

The premises occupy a prime position in the scheme adjacent to **Holland & Barrett** and **Starkuts**.

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

Accommodation

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

Ground Floor Sales	884 sq. ft.	(82.13 sq. m)
Ground Floor Storage	78 sq. ft.	(7.25 sq. m)
First Floor Ancillary	478 sq. ft.	(44.41 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

£24,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £4,882 per annum.

Business Rates

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

Rateable Value	£27,000
UBR (20/21)	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.

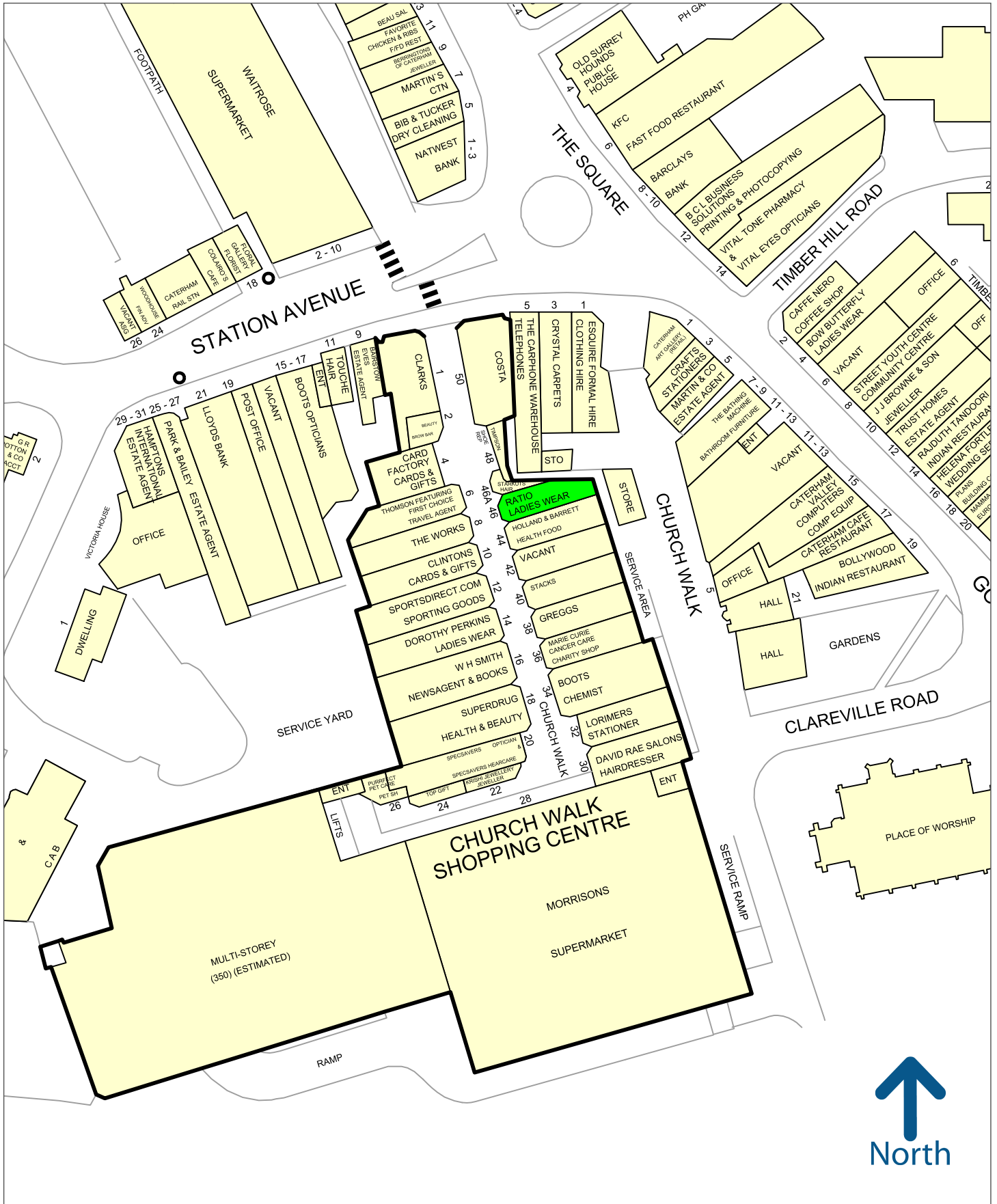
Viewing

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

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: 06/11/2020
Created By: Green and Partners



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