

CLASS E OPPORTUNITY

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 **Clarks**, **Superdrug**, **Boots**, and **Specsavers**.

Unit is located in a prominent position next to **Holland & Barrett** and in close proximity to **Costa**, **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 first floors providing the following approximate areas:

Ground Floor Sales	860 sq. ft.	(79.89 sq. m)
Ground Floor Stock	78 sq. ft.	(7.24 sq. m)
First Floor	478 sq. ft.	(44.40 sq. m)
Total	1,416 sq. ft.	(131.55 sq. m)

Lease

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

Rent

£25,000

per annum exclusive.



Service Charge

The current service charge for the financial year is £7,340 per annum.

Business Rates

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

Rateable Value	£23,000
UBR (24/25)	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 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

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Subject to Contract

