



6 Croydon Road
Caterham, CR3 6QB

Freehold shop over ground & first floors

1,550 sq ft
(144 sq m)

- Freehold opportunity with vacant possession
- Use Class 'E'
- Considered suitable for a variety of uses
- Rear yard/parking
- The property has outline planning permission to extend to a 2nd floor

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Summary

Available Size	1,550 sq ft
Price	£425,000
Rates Payable	£7,668 per annum
Rateable Value	£17,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises an extended mid-terrace two storey retail unit with a recessed shop front, split level ground floor sales area and workshop/storage accommodation and shower room with WC on the first floor. There is potential to convert the first floor space to a self-contained maisonette. To the rear (accessed from Crescent Road) there is a rear yard area providing parking for 2 cars.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Location

The property is prominently situated at the southern end of Croydon Road (B2208) within the retail centre of Caterham, between the junctions of Mount Pleasant Road and Crescent Road, close to Church Walk shopping centre and multi-storey car park. Caterham mainline railway station is close by, providing services to Purley, East Croydon and London Bridge.

Nearby occupiers include Waitrose, Lidl, Aldi, Costa, KFC, Coughlans, Pizza Express, Caffe Nero, Clarkes, Subway, Papa Johns, Magnet Kitchens as well as other independent and local traders.

Caterham has a population of 22,747 (2021 Census) and is situated approximately 10 km south of Croydon and 8km north east of Redhill. Central London is circa 25km to the north.

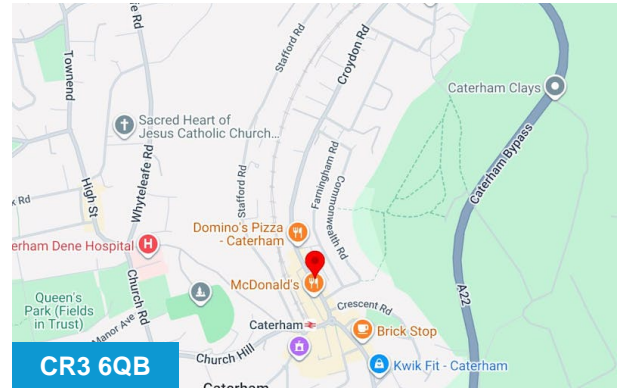
Accommodation

The accommodation comprises the following net internal areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	698	64.85
Ground	Ancillary/Store	70	6.50
1st	Storerooms	782	72.65
Total		1,550	144

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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