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PROPERTY PEOPLE

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6 Croydon Road, Caterham, CR3 6QB
FREEHOLD SHOP OVER GROUND & FIRST FLOORS

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, Caffè Nero, Clarkes, Subway, Papa John's, 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.

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.

Key Features:

- 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

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Sales	69864.85	Ground Floor
Ancillary/Store	706.50	First Floor			
Storerooms	78272.65	Total	1,550144.00		

Price:

£425,000

Business Rates:

Rateable Value: £17750

Rates Payable: £7668 per annum

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs

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.





GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD