



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**52 Westway Caterham, Surrey, CR3 5TP
£9,000 PER ANNUM EXCLUSIVE**

52 Westway, Caterham Surrey, CR3 5TP

TO LET

Approx 583 sqft (54.17 sqm)

DESCRIPTION

Opportunity to occupy an affordable commercial property on a popular thoroughfare in Caterham. The property is arranged over ground floor and basement and would be suitable for retail, office and other occupiers under Class E Use.

Ground Floor	233 sqft	21.61 sqm
Basement	350 sqft	32.56 sqm
TOTAL	583 sqft	54.17 sqm

RENT

£9,000 per annum exclusive

LEASE

New Lease for a term to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

Situated on the North side of Westway close to the junction with Coulsdon Road. A convenience store and the Caterham Arms Public House are in the immediate vicinity with a Tesco Superstore less than ½ a mile away. Further amenities, including cafés, restaurants and shops are less than 10 minutes walk away in

Caterham on The Hill. Outdoor green space on Westway Common is also in close proximity, where local bus services are available. Caterham train station is less than 5 minutes drive away.

RATES

Rateable value: £6,700. Rates payable at 49.9p in the £ (2023/24). *Subject to eligibility prospective occupiers could claim small business rate relief of 100% on this property. Prospective occupiers should make their own enquiries with the local authority to confirm.*

EPC

C-62

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
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DATE

February 2024

FOLIO NUMBER

30203

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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