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property consultants

20 Godstone Road | Caterham | Surrey | CR3 6RA
FULLY FITTED RESTAURANT | TO LET

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- ground floor & basement
- 115.20 m² (1,240 ft²) approx
- 'e' use class (formerly a3 restaurant use)
- fully fitted & licenced with 32 covers
- rent: £22,500 per annum
- **premium required:** for fixtures, fittings & goodwill

DESCRIPTION

Established mid terrace fully fitted restaurant and take away premises with usable basement.

The ground floor is currently arranged as a front seating area with air conditioning and gas fired central heating, dispense bar area with coffee machine, fully fitted kitchen which includes; gas burner, grill, deep fryer, dishwasher, extractor hood, dumb waiter and walk-in cold room.

The basement is currently mainly used for storage, but can provide a further 40 covers with bar area, customer male & female WC's, two store rooms, staff WC, boiler room and fire exit (can be used for deliveries).

LOCATION

Situated in a prominent position on Godstone Road, between Timber Hill Road and Crescent Road in Caterham Valley. Neighbouring occupiers include; Kwik Fit, Caffe Nero, Barclays Bank, KFC, Morrisons, Costa Coffee, Nat West, Clarks, Lloyds Bank and Waitrose, as well as other independent and local traders.

Caterham mainline railway station is within walking distance, providing services to London Victoria, London Bridge, Clapham Junction, East Croydon and Purley. There are also various buses serving the area located on Station Avenue.

ACCOMMODATION

Ground floor	68.75 m ²	740 ft ²	
Basement	46.45 m ²	500 ft ²	
Total	115.20 m ²	1,240 ft ²	N.I.A.

TENURE

A new Full Repairing & Insuring Lease is being offered on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £7,100 and therefore no business rates are payable, due to small business rates relief. Contact Tandridge Council on 01883 722000 to confirm this.

VIEWING

Strictly by appointment only, through vendors retained agents: -

James Stefanopoulos or Ashley Brudenell



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