



**jamescommercial**  
property consultants

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

# 20 Godstone Road | Caterham | Surrey | FULLY FITTED RESTAURANT TO LET

- ground floor & basement
- 115.20 m<sup>2</sup> (1,240 ft<sup>2</sup>) 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 <sup>2</sup>	740 ft <sup>2</sup>	
Basement	46.45 m <sup>2</sup>	500 ft <sup>2</sup>	
Total	115.20 m <sup>2</sup>	1,240 ft <sup>2</sup>	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**



✉ [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)

☎ 020 7127 8781

[jamescommercial.co.uk](http://jamescommercial.co.uk)

James Commercial and any joint agents give notice that; 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Commercial have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.