



jamescommercial
property consultants

20 Station Avenue | Caterham | Surrey | CR3 6LB
FULLY FITTED CAFE | LEASE FOR SALE

20 Station Avenue | Caterham | Surrey | FULLY FITTED CAFE LEASE FOR SALE

- ground floor & basement
- 91.97 m² (990 ft²) approx
- 'e' use class (formerly a3 restaurant use)
- fully fitted, with 20 covers
- rent: £16,000 per annum + vat
- **premium required: for fixtures, fittings & goodwill**

DESCRIPTION

Established mid terrace fully fitted cafe premises with usable basement, accessed via Caterham train station main entrance.

The ground floor is currently arranged as a serving counter at the front, with seating areas to the side and rear, benefitting from; refrigerated food & drinks display cabinets, coffee machine & bean grinder, toaster, panini press, mini ovens, microwave, till, dishwasher, mini fridge, 4m aluminium cooking hood, air conditioning and electric roller shutter.

The basement is mainly used for storage with various fridges and freezers, separate preparation room/kitchen, single WC and fire exit (can be used for deliveries).

LOCATION

Situated in a prominent position on Station Avenue (B2030), between Stafford Road and Highfield Drive in the centre of Caterham. Neighbouring occupiers include; Waitrose, Lloyds Bank, Boots Opticians, Nat West Bank, Costa Coffee, Clarks, KFC and Barclays Bank, as well as other independent and local traders.

Caterham mainline railway station is literally next door, 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	40.87 m ²	440 ft ²	
Basement	51.10 m ²	550 ft ²	
Total	91.97 m ²	990 ft ²	N.I.A.

TENURE

A new 6 year lease is available, direct from the landlord.

BUSINESS RATES

We understand that the current rateable value is £5,300 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 sole agents: -

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