



411 Limpsfield Road,
Warlingham, Surrey, CR6 9HA

Class E / Retail /
Restaurant / Office

TO LET

PROPERTY SUMMARY

- Class E / Office / Retail premises
- Potential for Restaurant / Café / Takeaway use (subject to consents)
- Prominent corner building fronting The Green
- Good rail and road connections via Upper Warlingham Station and M25 (Junction 6)
- Total net internal area of 1,144 sq.ft (106.3 sq.m)
- New lease available at £22,750 per annum exclusive

LOCATION

The premises occupy a convenient location on Limpsfield Road, fronting the popular and attractive Warlingham Green triangle which has a good selection of shops, pubs and restaurants. Warlingham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Upper Warlingham Railway Station is close by providing regular services to Croydon and London.

ACCOMMODATION

This former bank premises is currently used as offices but has potential for a variety of uses. As per the attached floorplan, the accommodation provides a front open plan area with high ceilings, period features and good natural light. There are two further rooms directly off the main open plan area with ancillary storage, kitchen areas and toilets at the rear. The accommodation and net internal floor areas are as follows: -

Main Area	638 sq.ft	(59.27 sq.m)
Room 1	171 sq.ft	(15.89 sq.m)
Room 2	143 sq.ft	(13.29 sq.m)
Kitchen	45 sq.ft	(4.18 sq.m)
Store	<u>147 sq.ft</u>	<u>(13.66 sq.m)</u>
Total	1,144 sq.ft	(106.3 sq.m)

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed an initial rent of £22,750 per annum exclusive.

Subject to contract

VAT

All rents and prices quoted are exclusive of VAT, if applicable.

RATES

The Valuation Office Agency Website describes the property as “Office & Premises” and advises that the 2017 Rateable Value is £12,750. The UBR for 2021/22 is 49.9 pence in the £. Further enquiries in this respect should be made to Tandridge District Council on 01883 722000.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

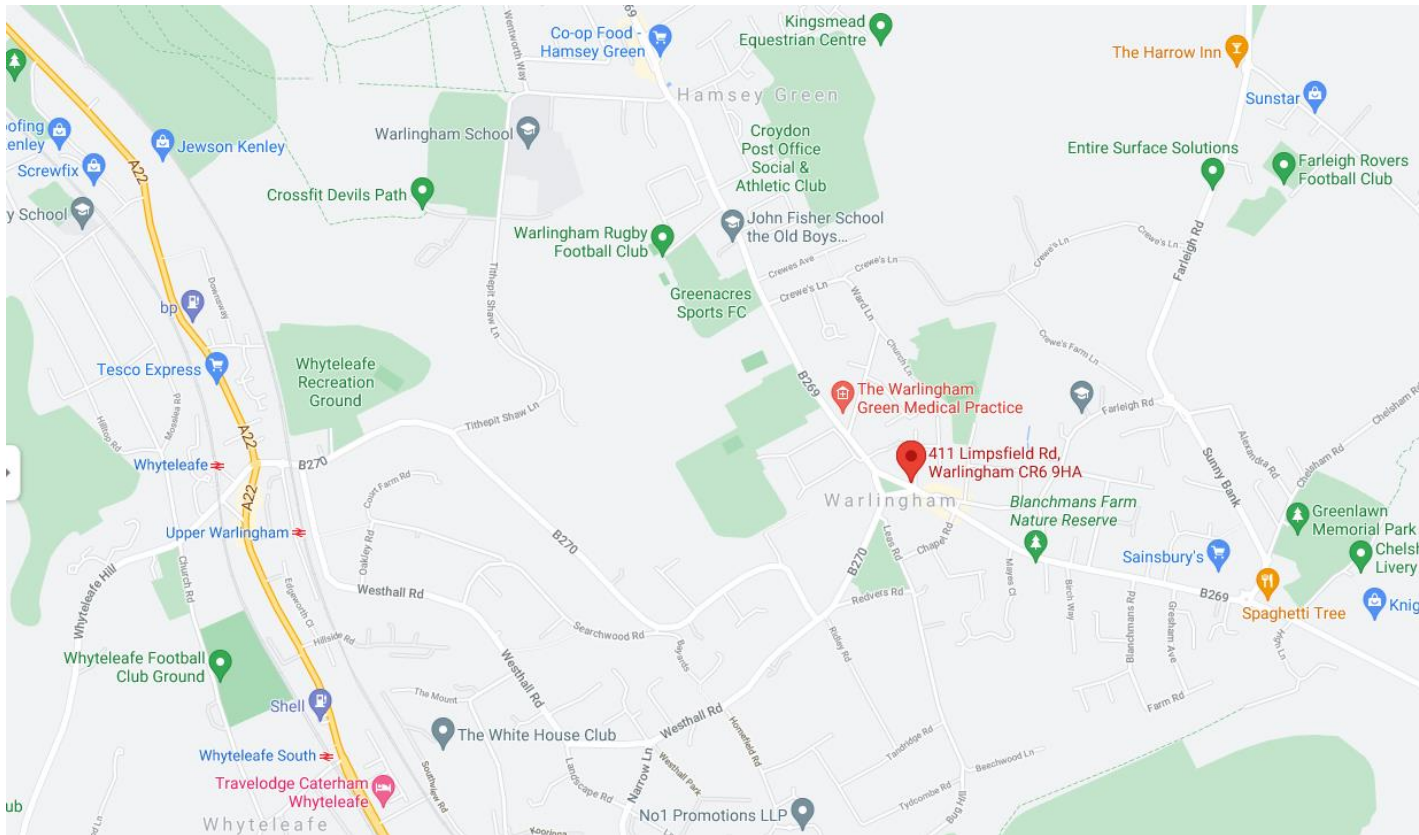
For further information or to view please contact

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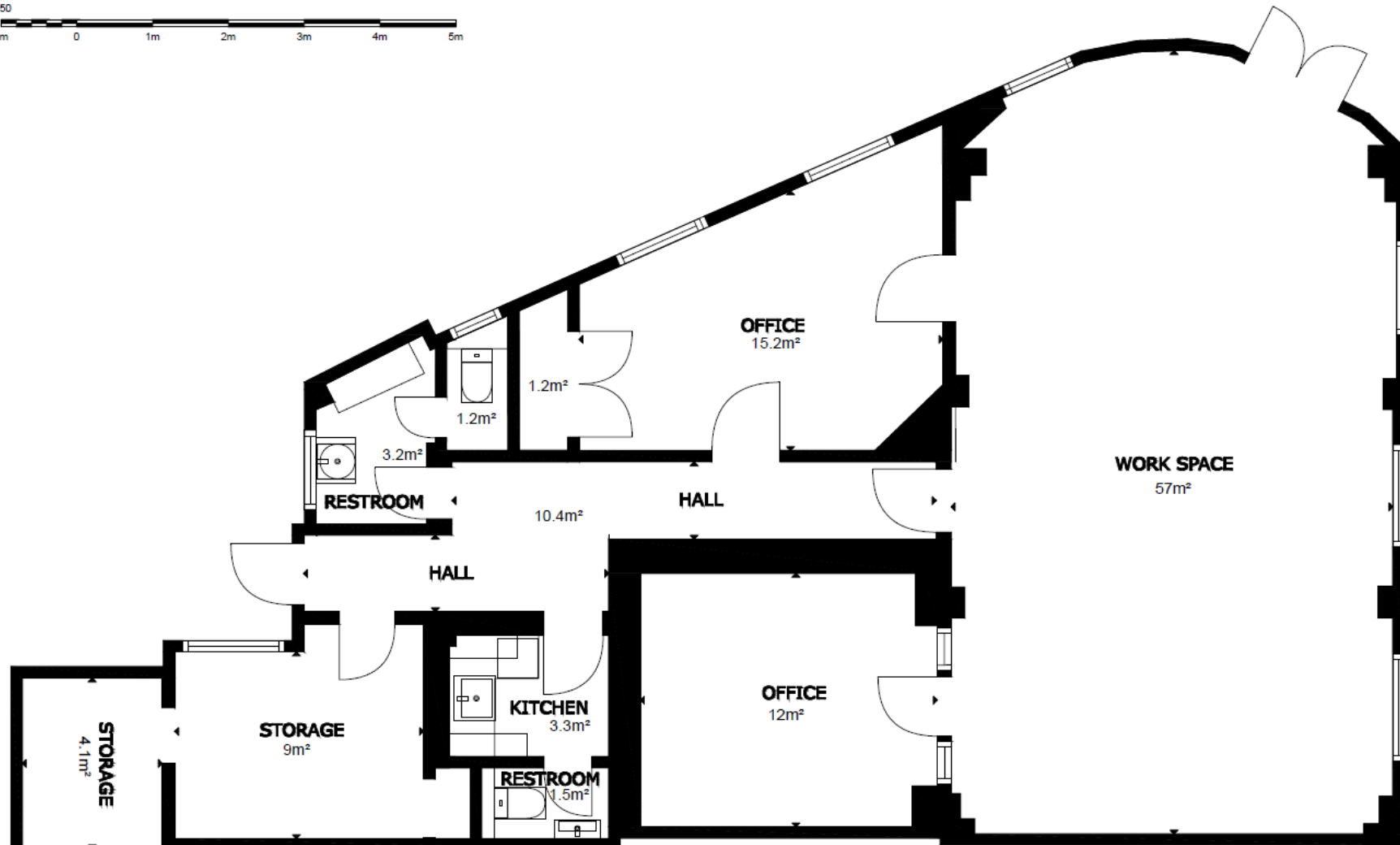
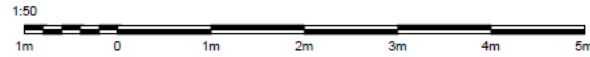
Awaiting EPC

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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 118.1m²
TOTAL: 118.1m²