

Caterham will try to force a rental of long empty Post Office

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A long-empty post office building in the heart of Caterham could finally be brought back into use under new council powers despite concerns over cost, risk and whether it will work.

Tandridge District councillors approved plans on March 26 to use a Government-backed High Street Rental Auction to force the former Station Avenue site to be let after years of vacancy in a prominent town centre location.

Members said the building has become a “significant eyesore” and a source of frustration for residents and businesses. Cllr Rob Spencer said: “You come to Caterham and you’re looking at a dead, old building,” adding the council had reached “the end of our tether” waiting for it to be occupied.

How the scheme works

Under the scheme, the council can designate the town centre for a High Street Rental Auction and formally notify the landlord. If the owner fails to secure a tenant, the council can step in to market and auction the lease, with a tenant potentially in place within around six months.

If successful, the move could bring the building back into use, boosting footfall and improving the high street.

However, officers warned the situation is complex. The property has multiple owners, and high asking rents and sale prices have deterred interest so far. They added it is still possible no suitable offers will come forward, even through an auction process.

Concerns over cost

The project is expected to cost around £15,000, with some money potentially recovered through grants and fees. Officers also noted the council cannot guarantee it will recover costs, with much of the expense tied up in staff time.

However, councillors raised concerns about where the funding would come from. Cllr Jeremy Pursehouse said: “It does sound like we’re rummaging down the side of the sofa.”

Mixed views from councillors

Opinion among members was divided. Cllr Mike Crane backed the proposal, calling it “a no-brainer” and suggesting the committee was “over-thinking” the issue.

But Cllr Perry Chotai warned the move could “set a precedent” and criticised the lack of detailed analysis. “This sounds a bit like a Trumpian style of analysis,” he said, calling for clearer evidence on risks and outcomes.

Despite reservations, councillors agreed to press ahead, viewing the auction as a potential way to revive the town centre even if success is not guaranteed and public money may be at risk.

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Former Caterham post office. (Credit: Google street view)