

**TEL: 01883 723888**

31 Station Road West,  
Oxted, Surrey, RH8 9EE  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)  
[www.gpcommercial.co.uk](http://www.gpcommercial.co.uk)

**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## SHOP TO LET IN CENTRAL COULSDON



### 122 Brighton Road, Coulsdon, Surrey, CR5 2ND

- *Good location next to Boots the Chemists with Waitrose close by*
- *Basement Storage*
- *On site staff parking*

**CHARTERED SURVEYORS**

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited,*

# 122 Brighton Road, Coulsdon, Surrey, CR5 2ND

## Location:

The property occupies an excellent position in the Centre of Coulsdon on the main Brighton Road immediately adjoining Boots the Chemist with Waitrose and Café Nero close by. Following the construction of the A23 bypass, town centre traffic has become a lot calmer enabling the on street car parking facilities to be increased. Three spaces are currently available free for one hour.

## Description/Accommodation:

The shop provides a clear retail area which can be extended to the rear if the stud partition screening off the staff from is removed. The storage and wc facilities are located in the basement and there is space for one car for staff use at the rear of the property.

The approximate dimensions are as follows:

Ground Floor Retail: 52.2 sq m (562 sq ft) Max  
Basement Storage: 24.5 sq m (264 sq ft)

## Planning Use:

A1 retail

## Terms:

The shop is currently vacant and is available on a new lease for a term to be agreed at a rent of £15,000 per annum subject to contract and VAT (if applicable).

## Legal Costs:

The ingoing Tenant to be responsible for both parties' reasonable legal costs incurred in this transaction.

## Energy Performance Certificate:

Available for inspection.



## Business Rates:

According to the Government website the Rateable Value is £12,250 and the UBR for 2010/11 is 42.6p in the £.

## Viewing:

Strictly by appointment with Agents  
Gildersleve & Payne  
Contact Peter Gildersleve FRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)



© Collins Bartholomew Limited (2005); Reproduced by Permission of HarperCollins Publishers Limited

Gildersleve & Payne and GP Commercial are trading names of PFG Properties Limited.  
Registered Company No 4841473 Company Registered in England  
Registered Office Address: Moorgate House, 7b Station Road West, Oxted, Surrey, RH8 9EE