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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

**COULSDON TOWN CENTRE
RETAIL SHOP/OFFICE
TO LET
A1/A2 PLANNING USES
(Freehold also available)**



**156 BRIGHTON ROAD, COULSDON,
SURREY, CR5 2NE**

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.

156 BRIGHTON ROAD, COULSDON, SURREY, CR5 2NE

Location:

The property occupies a prominent position on the main Brighton Road just beyond the junction with Chipstead Valley Road in a section which has just enjoyed substantial road improvements and the introduction of on-street car parking. Through traffic is now directed to the Coulsdon By Pass which frees up the Town Centre for shoppers and local business alike.

Description/Accommodation:

The shop is on three levels and is set up primarily for an A2 Professional Office type use but could equally be used for retail.

The approximate floor sizes are follows:

Ground Floor:	25.2 sq m	(272 sq ft)
Lower Ground Floor:	12.6 sq m	(136 sq ft)
First Floor:	25.7 sq m	(277 sq ft)
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Total	63.5 sq m	(685 sq ft)
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Terms:

Leasehold:

A new lease is available for a minimum period of 5 years at a rent of £10,500 per annum subject to contract and VAT (if applicable).

Freehold:

Alternatively the freehold can be made available with vacant possession upon completion at a price of £150,000 subject to contract and VAT (if applicable).

Legal costs:

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Business Rates:

According to the Government website the unit has a Rateable Value with effect from the 1st April 2010 of £4,600 per annum. The UBR for 2010/11 is 40.7p the £. (Small Business Relief of up to 50% may apply).

Viewing: Sole Agents
Gildersleve & Payne
Contact Peter Gildersleve FRICS
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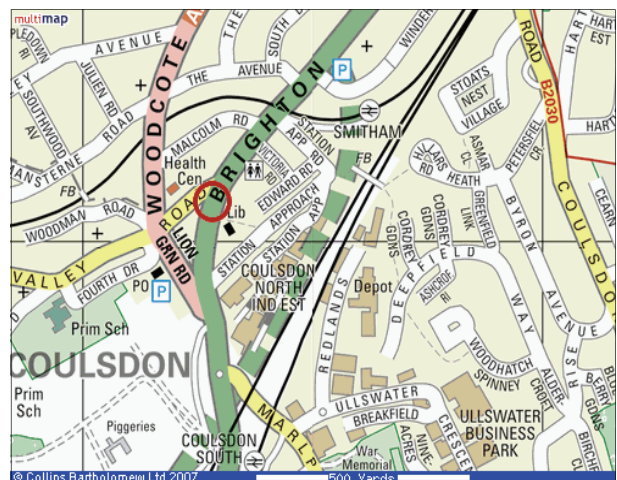
Property Misdescriptions Act 1991

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.leasingbusinesspremises.co.uk



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