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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

RETAIL UNIT TO LET



212 Brighton Road, Coulsdon, Surrey, CR5 2NF

- On Street Car Parking
- Staff Parking at rear (2 spaces)
- Security shutters front and rear

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,

212 Brighton Road, Coulsdon, Surrey, CR5 2NF

Location:

The property is located within the modernised section of Coulsdon Town Centre providing wide pavements and on street car parking currently free of charge for short term use. Additional off street car parking is available in Lion Green Road, and the local bus services stops a short distance away.

Description/Accommodation:

The premises comprise a lock up shop with an electronically operated roller shutter at both the front and rear of the premises providing a good level of security. There is an outside wc to the rear and 2 car parking space for staff use.

The approximate dimensions are as follows:

Internal Width:	4.74 m	(15'6)
Narrowing to	3.06m	(10')
Shop Depth	9.48 m	(31'1)
Total retail area	38.56 sq m	(415 sq ft)

Terms:

The shop is available on a new lease for a term to be agreed at a commencing rental of £8,250 per annum subject to contract and VAT (if applicable).

Legal Costs:

Each party to be responsible for their own costs.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Business Rates:

According to the Government website the Rateable Value is £4,500 and the UBR for 2011/12 is 42.6p in the £. (Small Business Relief may apply)

Viewing:

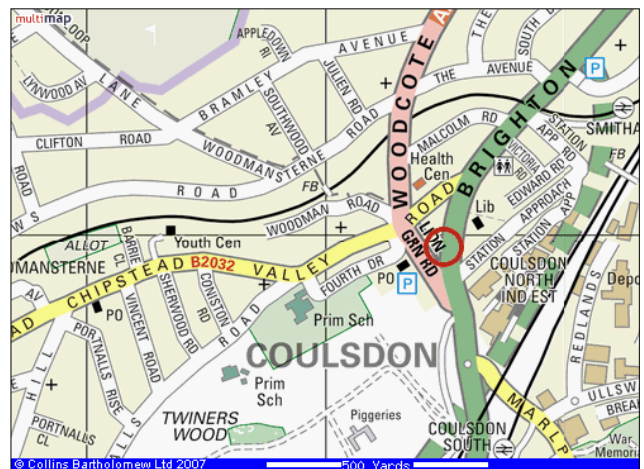
Strictly by appointment with Sole Agents
Gildersleve & Payne
Contact Peter Gildersleve FRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk

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



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