

Use Class E

FOR SALE OR TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **152 Brighton Road**
Coulston, Surrey, CR5 2YQ



**WELL APPOINTED SHOP FRONTED
OFFICES WITH TWO FRONTAGES**

**FOR SALE
OR TO LET**

- Guide Price £350,000 Virtual Freehold
- A new Lease at a Rent of £28,000 pax

Viewing by appointment

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Location

The property is situated with two full frontages in the centre of Coulson with one on Brighton Road and one on Chipstead Valley Road. The property shares the vicinity with a mixture of multiple occupiers and more local and specialist traders with multiples including Papa John's Pizza, Aldi, Caffe Nero, Tesco Express, and Boots. The property is within easy striking distance of Coulson Town Station which provides rail links into London via East Croydon. Chipstead Valley Road benefits from short-term parking of 1 hour free which encourages quick-stop trade to the locality, there is also a larger long stay car park on Lion green Road. The surrounding area is a densely populated residential catchment with new developments having taken place.

Description/Accommodation

The property comprises a recently built double fronted shop/office most recently used by independent financial advisers, but would easily suit a variety of uses under the broader Class E planning classification.

The property has high ceilings at ground floor with a suspended ceiling and inset LED lighting installed. There is electric heating throughout together with air conditioning (not tested). There is a kitchenette at ground floor and a larger staff kitchen in the lower ground floor. The property is neutrally decorated to a high standard throughout. There are male and female WCs within the basement. There is a secondary means of escape from the basement.

Use/Planning

We understand the property currently falls within Class E of the current Town & Country Planning (Use Classes) Order and has been most recently used as a financial services office. The property is considered suitable for a variety of uses including retail, office and medical/quasi-medical.

Net Internal Area

Ground floor sales area.	80.35 sq m	865 sq ft
Ground floor kitchenette	4.09 sq m	44 sq ft
Basement Office 1.	12.6 sq m	135 sq ft
Basement Office 2	13.8 sq m	150 sq ft
Basement staff room/kitchen	10.3 sq m	110 sq ft
Total	121.14 sq m	1,004 sq ft

Male and female WCs in the lower ground floor

Tenure

The property is offered by way of a freehold sale or new commercial Lease. In the event of a sale, a lease for a term of 999 years will be granted with a ground rent of £150 per annum. In the event commercial letting, a new Lease will be granted for a term to be agreed.

Price

In the event of a virtual freehold sale, a guide price of £350,000 is sought.

Rent

In the event of a letting, an initial rent of £28,000 per annum exclusive is sought.

VAT

We are advised by our Clients that VAT will not be payable on the rent or purchase price.

Legal Costs

Each Party will be responsible for their own legal costs.

Business Rates

According to the Government website the property has a Rateable Value of £26,250. The UBR for 2023/24 is 49.9p in the £.

Energy Performance Certificate

The Energy Performance Rating is C (51). Full information is available on request.



Property Misdescriptions Act

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