

RETAIL/USE CLASS E

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **164 Brighton Road**
Coulston, Surrey, CR5 2NE



**USE CLASS E UNIT
TO LET**

- Prominent position
- Kitchenette and WC
- On street car parking

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

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Location

The property occupies a prominent position fronting Brighton Road at the southern end of Coulston Town Centre opposite the Public Library and close to the Aldi Supermarket. The section of Brighton Road has the benefit of one hour free on street car parking on both sides of the road with longer term parking available close by in the off street car park in Lion Green Road.

Description/Accommodation

The property comprises a lock up shop with modern interior with a good quality internal kitchenette and wc facilities.

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor	38.1 sq m	410 sq ft
Kitchenette	3.4 sq m	37 sq ft
Total	41.5 sq m	447 sq ft

Terms

A new lease for a term is available for a term to be agreed at a commencing rent of £11,000 per annum exclusive, subject to Contract, plus VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £6,800. The UBR for 2024/5 is 49.9p in the £. Small Business Relief may apply. For more information contact the Business Rates Department at Croydon Council.

Legal costs

Each party to bear their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Rating is C (67). Full information available upon request.



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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