

USE CLASS E RETAIL UNIT


FOR SALE/TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **27 Chipstead Valley Road**
Coulston, Surrey, CR5 2RB



FOR SALE
OR
TO LET

- Town Centre location
- Lock up shop with basement storage
- Parking for shop at rear

Viewing by appointment

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

020 8686 4400

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Location

The property is located on the South side of Chipstead Valley Road which is the link between the primary shopping street of Brighton Road through to the Post Office and local Waitrose Supermarket. There is free on street car parking (half hour) with one hour available in Brighton Road.

Description/Accommodation

The property comprises a retail shop on ground and lower ground floors with residential accommodation above (the latter having been sold off on a 999 year lease). There is parking for 4 cars at the rear in two rows of two in tandem; the space being equally shared between the shop and flat.

Residential Lease:

The residential uppers have been sold off on a 999 year lease at a peppercorn rental.

Internal Area

Net internal areas as follows:

Ground Floor	40.8 sq m	439 sq ft
Lower Ground Floor.	42.1sq m	453 sq ft
Total	82.9 sq m	892 sq ft

Terms

The property is available either Freehold in the sum of £200,000, subject to contract and VAT (if applicable).

Alternatively

The property is available to rent on a new lease term to be agreed at a rent of £16,000 per annum, subject to contract and VAT (if applicable).

Business Rates

According to the Government Website the current Rateable Value of the shop is £11,000. The UBR for 2024/25 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

Awaiting Energy performance Certificate



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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