

USE CLASS E (RETAIL)

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **324 Chipstead Valley Road**
Coulston, Surrey, CR5 3BE



**USE CLASS E
(RETAIL UNIT)**

TO LET

- Well positioned retail unit
- Front forecourt to display or seating (STPP)
- Well used secondary retail parade

Viewing by appointment

G&P Property
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 **324 Chipstead Valley Road**
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Location

The property is situated on Chipstead Valley Road near to Woodmansterne Train Station and forms part of a well used secondary retail parade.

Description/Accommodation

The property comprises a good size open plan retail space with ancillary storage, kitchenette and wc to the rear with rear access.

There is a forecourt area to the front providing additional outdoor display areas or potential seating area, subject to planning consent.

There is one allocated parking space to the rear of the property.

Internal Area

Net internal areas as follows:

Total	41.25 sq m	444sq ft
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Terms

A new Lease is available for a term to be agreed at a rent of £11,000 per annum, subject to contract and VAT (if applicable).

Business Rates

According to the Government Website the current Rateable Value of the property 9,500. The UBR for 2026/7 is £43.2p in the £. NB: Small Business Relief may apply. For more details contact the Business Rates Department at Croydon Council.

Legal costs

Each Party to pay their own legal costs in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (58). More information is available upon request.



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Property Misdescriptions Act

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