

Use Class E Unit


# FOR SALE/TO LET

020 8686 4400

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**G&P PROPERTY**  
COMMERCIAL FOCUS

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



**USE CLASS E UNIT  
TO LET  
(MAY SELL)  
FLEXIBLE TERMS**


**Viewing by appointment**

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



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### Location

The property is located close to the junction with Lion Green Road on the North side of Chipstead Valley Road which is the link between the primary shopping street of Brighton Road through to the Post Office. There is free on street car parking (half hour) with one hour available in Brighton Road.

### Description/Accommodation

The property comprises a ground floor retail/office unit with a benefit of gas fired central heating, an electrical roller shutter/ security shutter and a modern shop front.

### Use

Shop/Office under Use Class E

### Lease

The property is available to let on a new short or long term Lease (Law Society Business Lease), subject to periodic rent reviews.

### Rent

Rent to be agreed

### Terms

The Tenant will be required to contribute 40% towards the Landlord's costs towards of maintaining, decorating and repairing the exterior of the property.

The Tenant will be responsible for maintaining, decorating and repairing the interior of the premises including the shop front and roller shutter.

**Costs:** The tenant to pay £400 towards the preparation of the lease, only if they withdraw from the transaction

### Alternatively

#### Freehold

Alternatively the entire property is available to purchase freehold with vacant possession of the shop together with the long leasehold interest of two self contained flats which produce a combined ground rent income of £450 per annum.

#### Price

£135,000, subject to contact and VAT (if applicable).

#### Internal Area

Net internal areas as follows:

Ground Floor	31.68 sq m	341 sq ft
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#### Legal Costs

Each party to pay their own legal costs.

#### Business Rates

According to the Government Website the current Rateable Value of the shop is £7,200. The UBR for 2021/22 is 499.9p in the £.

#### Energy Performance Certificate

Energy Performance Certificate: C full information available upon request.



#### Property Misdescriptions Act

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