

RETAIL UNIT/USE CLASS E

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 79 Stoats Nest Road,
Coulson, Surrey, CR5 2JJ



**USE CLASS E
RETAIL UNIT**

TO LET

- Forecourt Parking
- Use Class E/Retail
- Kitchen and storage to rear
- Courtyard garden.

Viewing by appointment

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

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**79 Stoats Nest Road,
Coulston, Surrey, CR5 2JJ**



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Location

The property is situated in Stoats Nest Road (B2030) approximately quarter of a mile from the junction with Brighton Road (A23).

Coulston Town Station and Reedham Stations are approximately half a mile and one mile respectively from the property, Bus services operate along Stoats New Road.

Description/Accommodation

The property comprises a ground floor retail unit forming part of a terrace of properties that make up this neighbourhood parade. To the rear of the unit is a kitchen and wc. At the front of the property there is forecourt car parking available for two cars. The property also benefits from a courtyard garden to the rear of the shop. The unit is predominately open plan giving good display or work space.

51.32292868647216, -0.12817796931038403

Internal Area

Net internal areas as follows:

Total	51.49 sq m	554 sq ft
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Terms

The property is available on a new Lease for terms to be agreed at a rent of £15,500 per annum, plus VAT, Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £11,750. The UBR for 2026/7 is 43.2p in the £. Small Business Relief may apply. Contact Local Council for more information.

Legal costs

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

Energy Performance Certificate

The Energy Performance Rating is C (62). More information is 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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