

THREE CLASS E UNITS

FOR SALE/TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS



Smitham Yard

Leaden Hill, Coulsdon, Surrey, CR5 2BQ



THREE CLASS E UNITS FOR SALE/TO LET

**1,300 sq ft/1,763 sq ft/
2,076 sq ft**

- Prominent location
- Adjacent to Coulsdon Town Railway Station
- Close to Coulsdon Town Centre
- Three ground floor self contained commercial units
- Offered in shell and core finish

Viewing by appointment

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Location

Prominently situated adjacent to Coulsdon Town railway station, Smitham Yard is within a few minutes walk of Coulsdon Town Centre. Notable nearby occupiers include Waitrose, Boots and Aldi.

Coulsdon Town Station has regular services to East Croydon (19 minutes) and London Victoria (40 minutes) whilst Coulsdon South Railway Station, approximately 11 minutes walk from the premises, provides additional services to St Pancras International (36 minutes) and Gatwick Airport (20 minutes).

The M23 and M25 motorway lay just south of Coulsdon Town Centre providing access to the entire motorway network to Gatwick and Heathrow Airports.

Regular bus services provide good access to the surrounding areas including Redhill and Croydon Town Centres.

Description/Accommodation

Three ground floor self-contained commercial units forming part of a residential development overlooking Leaden Hill. The properties are now suited to a wider number of potential occupiers under the new Use Class E

There are a total of 5 car parking spaces on site. The units are offered in a shell and core finish, although fit out packages are available, subject to negotiation.

Internal Area

Net internal areas as follows:

Unit 1	163.80 sq m	1,763 sq ft
Unit 2	192.93 sq m	2,076 sq ft
Unit 3	120.84 sq m	1,300 sq ft

Lease

The premises are available on new full repairing and insuring leases.

Unit 1:	£31,734.00 pa (£18 per sq ft)
Unit 2:	£41,535.00 pa - UNDER OFFER
Unit 3:	£23,400.00 pa (£18 per sq ft)

Plus VAT (if applicable) Subject to Contract

Long Leasehold Virtual Freehold

999 year leases available with peppercorn ground rents. Prices on application.

Business Rates

The properties will need to be assessed upon occupation. The UBR for 2021/22 is 49.9p in the £.

Legal costs

The ingoing tenant to be responsible for both sides legal costs.



Property Misdescriptions Act

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