

THREE CLASS E UNITS

FOR SALE/TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS



Smitham Yard

Leaden Hill, Coulsdon, Surrey, CR5 2BQ



THREE CLASS E/F1 UNITS FOR SALE/TO LET

**1,399 sq ft/1,825 sq ft/
2,186 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 condition.

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon Surrey, CR0 4HA
020 8686 4400

Huggins Stuart Edwards
102-104 High Street
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Smitham Yard

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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

Opportunity to acquire or occupy up to three ground floor self-contained commercial units forming part of a residential development overlooking Leaden Hill. The properties benefit from Class E (c)-(g) Use and F1 use.

There are a total of 5 car parking spaces on site. Glazing has recently been installed but the units are otherwise offered in shell condition.

Internal Area

Net internal areas as follows:

Unit 1	169.57 sq m	1,825 sq ft
Unit 2	203.06 sq m	2,186 sq ft
Unit 3	129.95 sq m	1,399 sq ft

Lease

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

Rent

£18 per sq ft per annum exclusive. Plus VAT (if applicable) Subject to Contract

Long Leasehold/Virtual Freehold

999 year leases available with peppercorn ground rents. Quoting prices as follows:

Unit 1:	£475,000
Unit 2:	£560,000
Unit 3:	£350,000

Business Rates

The properties will need to be assessed upon occupation. The UBR for 2022/23 is 49.9p in the £.

Legal costs

Each Party to bear their own legal costs.



Property Misdescriptions Act

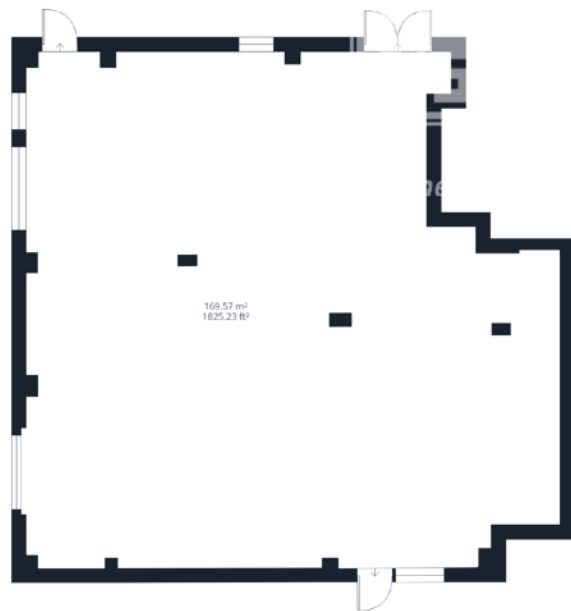
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Building 1

Approximate total area⁽¹⁾

372.63 m²
4010.94 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor Plans Units 1 and 2