

RETAIL UNIT/USE CLASS E

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **75 Stoats Nest Road,
Coulson, Surrey, CR5 2JJ**



**USE CLASS E
RETAIL UNIT**

TO LET

- Basement
- Forecourt Parking
- Use Class E/Retail


Viewing by appointment

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

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Location

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

Coulson 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 and basement 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 basement has a ceiling height of 2.39 m.

Internal Area

Net internal areas as follows:

Ground Floor	23.74 sq m	255 sq ft
Basement	32.46 sq m	349 sq ft
Total	56.20 sq m	604 sq ft

Terms

The property is available on a new Lease for terms to be agreed at a rent of £11,750 per annum, plus VAT, Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £12,000. 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.



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Property Misdescriptions Act

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