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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**27 CHIPSTEAD
VALLEY ROAD,
COULSDON,
SURREY,
CR5 2RB**

FREEHOLD FOR SALE

WITH DEVELOPMENT POTENTIAL (STP)

Location

The shop occupies a good position in the centre of Coulsdon on Chipstead Valley Road, close to Tesco Express with Boots and Waitrose close by.

On street parking is free for one hour and longer term parking is available in a number of side streets and also the main car park off Lion Green Road.

Sat Nav: CR5 2RB

www.gpcommercial.co.uk

IMPORTANT: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Energy Performance Certificate
Non-Domestic Building27, Chipstead Valley Road
COULSDON
CR5 2RBCertificate Reference Number:
0220-1917-0352-6590-0014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+Net zero CO₂ emissions**A** 0-25**B** 26-50**C** 51-75**D** 76-100**E** 101-125**F** 126-150**G** Over 150**224**

This is how energy efficient the building is.

Less energy efficient

Technical informationMain heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 94
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 192**Benchmarks**Buildings similar to this one could have ratings as follows:
B If newly built
D If typical of the existing stock**Property Misdescriptions Act 1991**

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.leasingbusinesspremises.co.uk

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**THE NET INTERNAL AREAS ARE AS FOLLOWS:**

Ground Floor Retail	40.8 sq m	439 sq ft
Lower Ground Floor	42.1 sq m	453 sq ft
Total	82.9 sq m	892 sq ft

Description/Accommodation:

The property comprises a retail shop on ground and lower ground floors with residential accommodation above, the latter having been sold off on a 999 year lease. There is parking for four cars at the rear in two rows of two in tandem; the space being equally shared between the shop and flat.

The residential uppers have been sold off on a 999 year lease at a peppercorn rental.

Development Potential:

It is felt that there is potential to convert the basement and rear area to residential use as has been done with a number of other properties along this side of Chipstead Valley Road.

Terms:

The property is available freehold, with vacant possession of the ground floor and basement in the sum of £275,000, subject to contract and VAT (if applicable).

Business Rates:

According to the Government Website the current Rateable Value of the shop is £9,100. The UBR for 2020/21 is 49.9p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Viewing

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne

Tel 01883 723888

Nick Payne MRICS or David Sutton BA (Hons)

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