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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**216 BRIGHTON ROAD
COULSDON
SURREY
CR5 2NF**

USE CLASS E

UNIT TO LET

Location:

The property occupies a prominent location in Coulsdon Town Centre. The unit is close to the Aldi Supermarket as well as Tesco Express, Cafe Nero and Boots and benefits from a good pedestrian flow. On street car parking is available and is free for one hour with longer term parking available in side streets and also the main town car park off Lime Green Road.

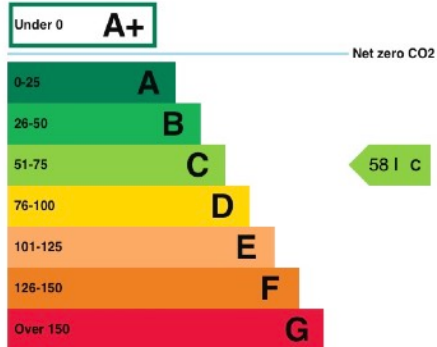
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IMPORTANT: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least e



THE NET INTERNAL AREAS ARE AS FOLLOWS

Ground floor	74.14 sq m	798 sq ft
Retail/sales		

Description/Accommodation:

The property comprises a good size open primarily open plan retail shop over the ground floor. The property benefits from a kitchenette and W/C.

Terms:

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

Rent:

Commencing rent of £16,500 per annum plus VAT (if applicable). Subject to Contract.

Business Rates:

According to the Government website the commercial property has a Rateable Value of £8,300. The UBR for 2021/2 is 49.9p in the £. Small Business Relief may apply.

Legal costs:

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

Viewing:

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

Tel 020 8686 4400

Contact:

David Sutton BA (Hons)

Email: dauids@gpcommercial.co.uk

or

Nick Payne MRICS

Email: nickp@gpcommercial.co.uk

Energy Performance Certificate:

Full information available upon request.

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 Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.lettingbusinesspremises.co.uk

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