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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**Smitham Yard,
Leaden Hill,
Coulson, Surrey,
CR5 2BQ**

**THREE CLASS E UNITS
FOR SALE/TO LET**

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

Location:

Prominent 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).

Viewing

For further information, or to arrange an inspection please contact Joint Agents Gildersleve & Payne
Tel 020 8686 4400

Nick Payne MRICS

Email: nickp@gpcommercial.co.uk

or David Sutton BA (Hons)

Email: davids@gpcommercial.co.uk

Or

Huggins Stuart Edwards Contact

Michael Angus

Tel 020 8688 8313

Email

michael.angus@hsedwards.co.uk



THE NET INTERNAL AREAS ARE 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

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.

Sat Nav: CR5 2BQ

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 (https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf)

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

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 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.lettingbusinesspremises.co.uk

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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.