



23 Chipstead Valley Road,
Coulston, CR5 2RB

A1 Retail
Unit

TO LET

PROPERTY SUMMARY

- Ground floor & basement A1 Retail premises
- Central location close to public transport
- Total retail area of 396 sq.ft (36.8 sq.m)
- Total basement area of 359 sq.ft (33.4 sq.m)
- New lease available
- Rent £10,950 per annum exclusive

LOCATION

The property is located in the centre of Coulsdon, on the southern side of Chipstead Valley Road. Chipstead Valley Road comprises a vibrant mix of independent retailers and multiples including HSBC, Charlie Brown Hairdressers, Cats Protection and Tesco Express. There is also a large public car park around the corner in Lion Green Road.

Coulsdon is located 4 miles to the North of the M25/ M23 (Junction 7) via the A23 and is approximately 4 miles South of Croydon. Coulsdon South and Smitham Railway Stations are within walking distance and there are numerous bus routes along the A23.

DESCRIPTION

Ground floor retail unit with a large basement area which can be used as storage or provide further retail space. The shop is offered in good decorative order and benefits from a security shutter, a good staircase leading down to the basement where there is also a toilet.

The accommodation and net internal floor areas are as follows:-

Ground Floor	396 sq.ft	(36.8 sq.m)
Basement	359 sq.ft	(33.4 sq.m)
Total	755 sq.ft	(70.1sq.m)

TERMS

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed, at a rent of £10,950 per annum exclusive.

Subject to contract

VAT

All figures and rents quoted are exclusive of VAT, if applicable

RATES

The Valuation Office Agency Web-site describes the property as “Shop & Premises” and advises that the Adopted 2017 Rateable Value is £8,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Croydon Council

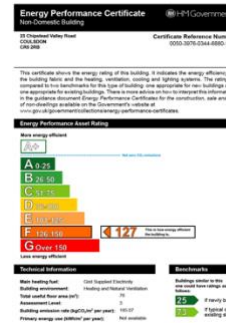
LEGAL COSTS

Each party is to bear their own legal costs

For further information or to view please contact

Alexander Mullett MRICS Tel: 01737 222835
Email: alexander@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.