



**41 Chipstead Valley Road,
Coulston, CR5 2RB**

**Class E / Retail /
Office Premises**

TO LET

PROPERTY SUMMARY

- Ground floor Class E / retail / office premises
- Excellent town centre location
- Close to M23 / M25 Junction 7 and Coulsdon South Railway Station
- 1 parking space to rear
- Total net internal area 566 sq.ft (52.58 sq.m)
- Rent £12,950 per annum exclusive

LOCATION

The property is located in the centre of Coulsdon, on the southern side of Chipstead Valley Road between its junctions with Brighton Road and Lion Green Road. Chipstead Valley Road comprises a vibrant mix of independent retailers and multiples, with Tesco Express and Aldi Supermarket close by. There is free on street parking (30 minutes) available on Brighton 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 Railway Station is within walking distance and there are numerous bus routes in the vicinity.

ACCOMMODATION

The property comprises a ground floor Class 'E' / office / retail unit arranged to provide a front trading area, which is divided into two areas, with rear store, kitchen and toilet. The property benefits from one unallocated parking space to the rear. The net internal floor areas are as follows:-

Retail / office area	507 sq.ft	(47.10 sq.m)
Kitchen	39 sq.ft	(3.62 sq.m)
Rear store	<u>20 sq.ft</u>	<u>(1.86 sq.m)</u>
Total	566 sq.ft	(52.58 sq.m)

TERMS

The premises are available to let on a new effective full repairing and insuring lease for a term to be agreed at an initial rent of £12,950 per annum exclusive.

Subject to contract

VAT

All rents and prices are quoted exclusive of VAT, if applicable.

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £13,750. The current UBR is 49.9 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Croydon Council.

EPC – This property has an EPC Rating of D (79).

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact:

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