



152 Brighton Road, Coulsdon, Surrey, CR5 2YQ

Well appointed shop fronted offices with two frontages for sale or to let
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OIEO £425,000 virtual freehold / £28,500 pax new lease

LOCATION: -

The property is situated with two full frontages in the centre of Coulsdon with one on Brighton Road and one on Chipstead Valley Road in the centre of Coulsdon. The property shares the vicinity with a mixture of multiple occupiers and more local and specialist traders with multiples including Papa John's Pizza, Aldi, Caffé Nero, Tesco Express, Boots and Wetherspoon's. The property is within easy striking distance of Coulsdon Town station and Chipstead Valley Road benefits from short-term parking bays for 1 hour which encourages quick-stop trade to the locality. The surrounding area is a densely populated residential catchment that is reasonably affluent which the unit is able to service.

DESCRIPTION: -

The property comprises a fairly recently built double fronted shop fronted office, most recently used by independent financial advisers, but considered suitable for a variety of uses. The property has ancillary offices and staff facilities in the basement and the building is extremely well appointed internally. The property has high ceilings at ground floor with a suspended ceiling and good lighting installed. There is electric heating throughout together with air conditioning (not tested). There is a kitchenette at ground floor and a larger staff kitchen in the lower ground floor. The property has two modern shop fronts making the property highly

visible. The property is neutrally decorated to a high standard throughout. There are male and female WCs within the basement. There is a secondary means of escape from the basement.

ACCOMMODATION:

Frontage to Brighton Road	5.7m
Frontage to Chipstead Valley Road	7.9m
Internal width	7.87m
narrowing to	5.66m
Maximum depth	13.4m
Ground floor sales area (865ft ²) approx.	80.35m ²
Ground floor kitchenette (44ft ²) approx.	4.09m ²
Basement office 1 (135ft ²) approx.	12.6m ²
Basement office 2 (150ft ²) approx.	13.8m ²
Basement staff room/kitchen (110ft ²) approx.	10.3m ²

Male and female WCs in the lower ground floor

USE/PLANNING: - We understand the property currently falls within Class E of the current Town & Country Planning (Use Classes) Order and has been most recently used as a financial services office. The property is considered suitable for a variety of uses including retail, office and medical/quasi-medical.

TENURE: - The property is offered by way of a virtual freehold sale or new commercial lease.

In the event of a sale, a lease for a term of 999 years will be granted with a ground rent of £150 per annum.

In the event of a commercial letting, a new lease will be granted for a term to be agreed.

PRICE: - In the event of a virtual freehold sale, offers in excess of £425,000 is sought for our client's virtual freehold interest.

RENT: - In the event of a letting, an initial rent of £28,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £22,500. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned and details will be available once centrally lodged.

VAT: - We are advised by our clients that exemption has not been waived in this case and therefore VAT will not be payable of rent or a purchase price.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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3rd August 2022



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