



169 Coulsdon Road, Caterham, CR3 5NU

A well-established and equipped local takeaway available to let on a new lease with premium offers sought

020 8681 2000 | info@hnfproperty.com



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169 Coulson Road, Caterham, CR3 5NU

£15,000 Per Annum Exclusive – Premium Offers Sought

LOCATION: - The property forms part of a local parade fronting Coulsdon Road, a busy bus route. The location is highly visible to extensive vehicular passing traffic and there are short term parking bays to the front of the property promoting quick-stop trade. The property shares its location with a variety of independent traders as well as being directly opposite a large Tesco supermarket. The surrounding area is a densely populated catchment which the property is able to service.

DESCRIPTION: - The property comprises a ground floor lock up shop currently fitted out as a takeaway operation. There is a large yard to the rear which is accessible via Georges Terrace which houses a storage area with the benefit of power. The unit has an aluminum shopfront and is arranged internally as sales area and food preparation/kitchen area and is presented in good condition throughout.

ACCOMMODATION:

Gross frontage	3.949m	(13ft) approx.
Internal Width	3.949m	(13ft) approx.
Shop Depth	8.734m	(28ft) approx.
Sales area	18.773m ²	(202ft ²) approx.
Food preparation and kitchen area	12.485m ²	(134ft ²) approx.
WC		
Good Size Yard		
Store Building	10.471m ²	(112ft ²) approx.

USE/PLANNING: - We understand the property currently falls within sui generis of the current Town and Country Planning (Use Classes) Order and would suit a variety of trades. Applicants are advised to make their own enquiries of the Local Planning Authority.

TENURE: - The property is to be offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £15,000 per annum exclusive and a premium offer is sought for the equipment and fixtures etc.

PREMIUM OFFERS:

Premium offers are sought for the benefit of our clients lease, use, equipment and ongoing trade.

BUSINESS RATES: - The property has a rateable value of £6,900. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: The property has an EPC rating of 42 falling within band B.

VAT: - We are advised by the landlord that the property is not elected to VAT.

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

020 8769 0161

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Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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5th January 2023



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