

COULSDON

138 BRIGHTON ROAD

CR5 2XR

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

TO LET – CLASS E USE / A1 RETAIL UNIT

Location

Coulsdon is a prosperous suburb within the London Borough of Croydon, approximately 15 miles south of central London. The town centre has been enhanced over recent years and is located approx. 4 miles to the north of the intersection of the M25 (Junction 7) and the M23 (Junction 8). The property is situated on the north side of Brighton Road which is the main thoroughfare through Coulsdon, close to the junction with Chipstead Valley Road. Occupiers close by include Aldi (opposite), Waitrose, Barclays, Caffè Nero, Card Factory and Boots.



Description

The property comprises the ground floor and basement of a three-storey building set beneath a pitched roof with rear yard areas. Internally the premises were previously occupied as a bank and are arranged to provide sales area at ground floor with storage/staff room and WC's at basement level.

Accommodation

(with approximate dimensions and floor areas)

Ground Floor:

Net Frontage:	16'10"	5.12m
Total Depth:	42'5"	12.96m
Total Area:	627sq.ft	58.2sq.m

Basement:




Store / Staff Rooms

Male & Female WC'S

Total Area:	572sq.ft	49sq.m
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Floor plans available on request.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms	Commercial Energy Performance Certificate					
<p>The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £26,000 (Twenty Six Thousand Pounds) per annum exclusive, payable quarterly in advance.</p>	<table border="1"> <tr> <td data-bbox="708 302 1292 541"> <p>138 Brighton Road COULSDON CR5 2XR</p> </td> <td data-bbox="1292 302 1498 541"> <p>Energy rating</p> <p>D</p> </td> </tr> <tr> <td data-bbox="708 541 1102 661"> <p>Valid until 16 September 2030</p> </td> <td data-bbox="1102 541 1498 661"> <p>Certificate number 0910-6212-0390-1530-6080</p> </td> </tr> </table>		<p>138 Brighton Road COULSDON CR5 2XR</p>	<p>Energy rating</p> <p>D</p>	<p>Valid until 16 September 2030</p>	<p>Certificate number 0910-6212-0390-1530-6080</p>
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VAT						
<p>We have been advised by our clients that VAT will not be payable upon rental amounts under current legislation.</p>	<table border="1"> <tr> <td data-bbox="708 705 943 747">Property type</td> <td data-bbox="943 705 1498 747">A1/A2 Retail and Financial/Professional services</td> </tr> <tr> <td data-bbox="708 758 943 800">Total floor area</td> <td data-bbox="943 758 1498 800">186 square metres</td> </tr> </table>		Property type	A1/A2 Retail and Financial/Professional services	Total floor area	186 square metres
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Rating Assessment	Planning					
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are TBC. Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<p>We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, day centre, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction).</p>					
Legal Costs	Viewings					
<p>Each party to pay their own legal and professional fees.</p>	<p>Available by prior appointment via sole agents:</p>					
	<table border="1"> <tr> <td data-bbox="940 1556 1256 1766">  <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p> </td> <td data-bbox="688 1772 1198 1850"> <p>Contact: Mandeep Cheema mc@linays.co.uk</p> </td> </tr> </table>		 <p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p> <p>01689 875 511</p>	<p>Contact: Mandeep Cheema mc@linays.co.uk</p>		
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