



53 Chipstead Valley Road,  
Coulson, CR5 2RB

Class E / Retail  
Unit

**TO LET**

## PROPERTY SUMMARY

- **Ground floor Class E / retail unit**
- **Recently refurbished**
- **Town centre location**
- **Close to M23 / M25 Junction 7 and Coulsdon South Railway Station**
- **Ground Floor 345 sq.ft plus Basement storage**
- **Rent £11,750 per annum**
- **Spacious basement for storage purposes (restricted headroom)**

## 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. 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' / retail unit with a small room and toilet to the rear and a good size basement storage (low entrance and head height 1.75m). The shop has been recently refurbished to include laminate flooring, LED lighting, security shutters and is newly decorated. The net internal floor areas are as follows: -

Ground Floor Retail	298 sq.ft	(27.7 sq.m)
Store Room	47 sq.ft	(4.4 sq.m)
Basement (restricted head height)	<u>297 sq.ft</u>	<u>(27.5 sq.m)</u>
<b>Total</b>	<b>642 sq.ft</b>	<b>(59.6 sq.m)</b>

## TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £11,750 per annum.

### Subject to contract

## VAT

We understand that VAT is **not** applicable to the rent.

## RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £8,100. 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 C (61)

**LEGAL COSTS** - Each party to bear their own costs.

**For further information or to view please contact:**

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