



200 Brighton Road, Coulsdon, Surrey
CR5 2NF

Restaurant /
Class E unit

TO LET

PROPERTY SUMMARY

- Restaurant / Class E unit to let
- Prominent Town centre location
- Close to M23 / M25 Junction 7 and Coulsdon South Railway Station
- Total Area 1,420 sq.ft (Gross Internal Area)
- Rent £20,000 per annum
- Potential for outdoor seating
- No premium

LOCATION

The property is located in the centre of Coulsdon. Brighton Road comprises a vibrant mix of retailers, bars and restaurants, 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.

ACCOMMODATION

A well configured ground floor restaurant (Class E) with first floor commercial kitchen and separate male & female toilets. Potential for outdoor seating to the front (subject to obtaining consent).

Address	Accommodation	Net internal Floor Area		Gross internal Floor Area	
		Sq.ft	Sq.m	Sq.ft	Sq.m
200 Brighton Road	Ground Floor	747	69.40	1,420 (overall)	132 (overall)
	First Floor	291	27.03		

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 £20,000 per annum plus service charge

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 £13,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Croydon Council.

EPC This property has an EPC Rating of C (68)

LEGAL COSTS Each party to bear their own costs.

For further information or to view please contact:

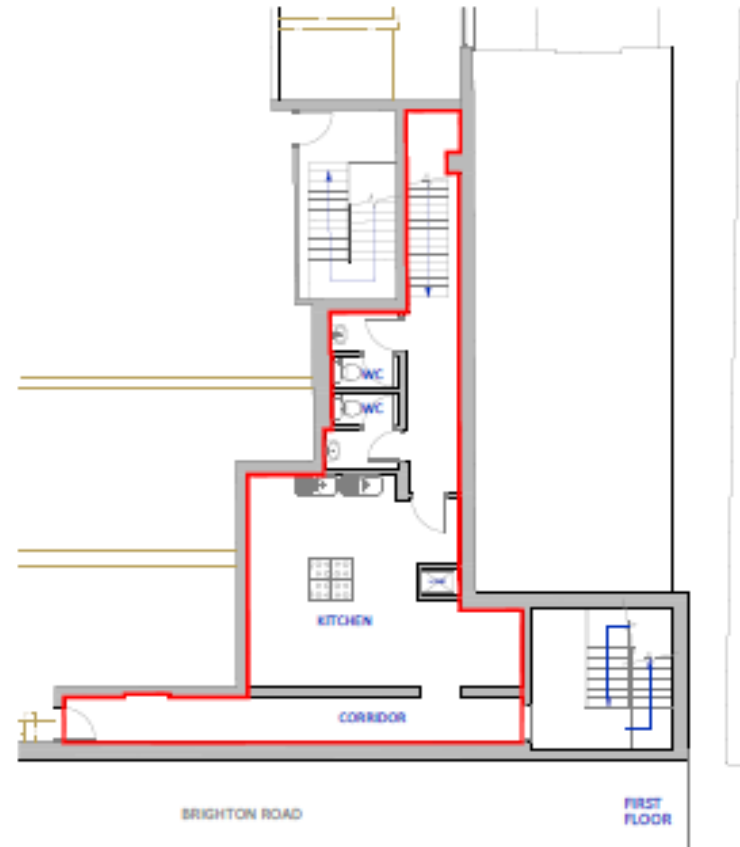
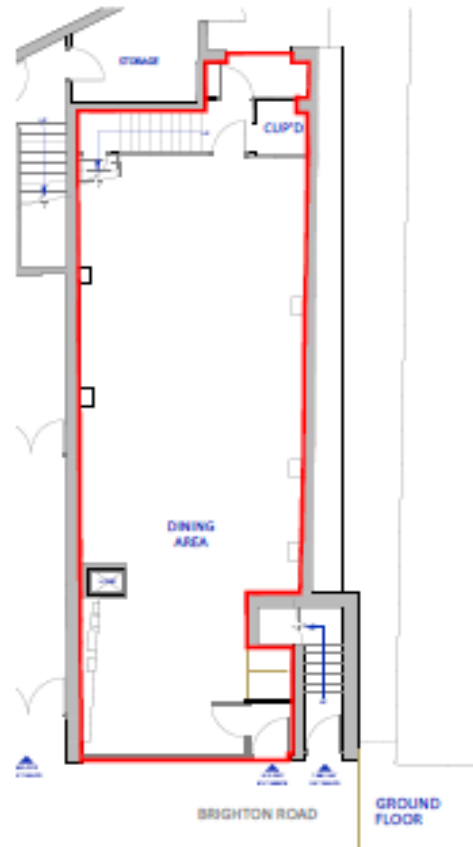
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Not To Scale





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