



**204 Brighton Road, Coulsdon, Surrey
CR5 2NF**

**Large Restaurant
/ Class E Unit**

TO LET

PROPERTY SUMMARY

- 📍 Large Restaurant / Class E unit to let
- 📍 Prominent Town centre location
- 📍 Close to M23 / M25 Junction 7 and Coulsdon South Railway Station
- 📍 Total Area 2,540 sq.ft (Gross Internal Area)
- 📍 Rent £48,000 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 a large Aldi Supermarket close by. There is free on street parking (30 minutes) available on Brighton Road. The M25/ M23 (Junction 7) is 4 miles to the south and Coulsdon South Station is close by.

ACCOMMODATION

A substantial ground floor restaurant (Class E) with a wide frontage to Brighton Road and potential for outside seating to the front (subject to obtaining consent). The unit is largely open plan with ancillary preparation and storage areas and separate male and female toilets. The unit benefits from air-conditioning and mechanical ventilation and sliding sectional glazed doors at the front.

Address	Accommodation	Net internal Floor Area		Gross internal Floor Area	
		Sq.ft	Sq.m	Sq.ft	Sq.m
204 Brighton Road	Restaurant	1,784	165.74	2,540 (overall)	236 (overall)
	Ancillary	395	36.70		

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 £48,000 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 “restaurant & Premises” and advises that the 2023 Rateable Value is £31,250. 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:

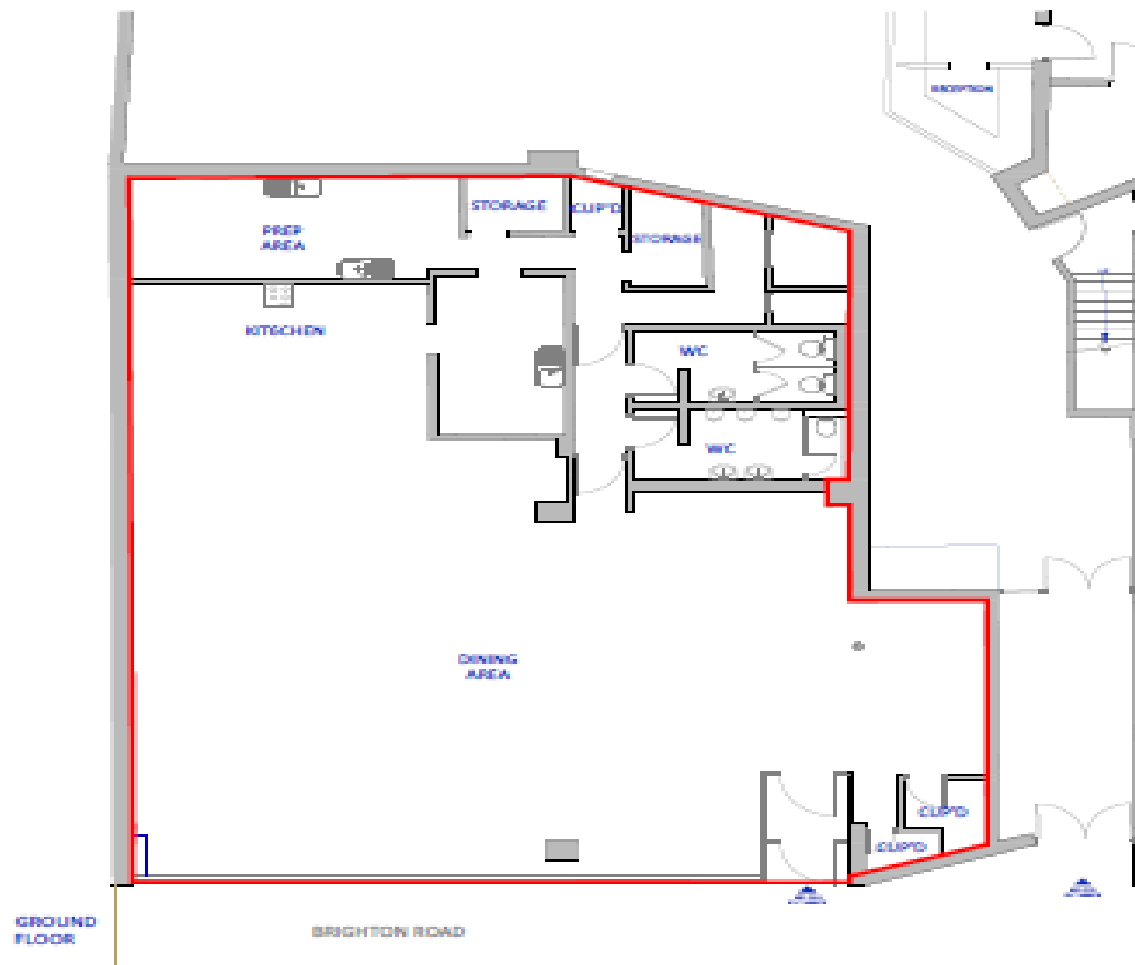
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Not to scale





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