



**33 Chipstead Valley Road,  
Coulsdon, CR5 2RB**

**Class E / Retail  
Unit**

**TO LET**

## PROPERTY SUMMARY

- Ground floor Class E / retail unit
- Recently refurbished to a high standard
- Town centre location
- Close to M23 / M25 Junction 7 and Coulsdon South Railway Station
- Rent £15,500 per annum
- Onsite parking at rear (first come first served)
- On street parking nearby (one hour free)

## 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 (60 minutes) available on Brighton Road. Coulsdon South Railway Station is within walking distance and there are numerous bus routes in the vicinity.

## ACCOMMODATION

A ground floor Class 'E' / retail unit with a modern kitchen and toilet to the rear. The property has been recently refurbished to a high standard to include LED Lighting, electric security shutter, tiled floor and the space has been newly decorated. The net internal floor area is as follows:

Ground Floor	415 sq.ft	(38.6 sq.m)
Parking	Rear parking available on "first come, first served" basis	

## 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 £15,500 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 £9,400. 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 (67)

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

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

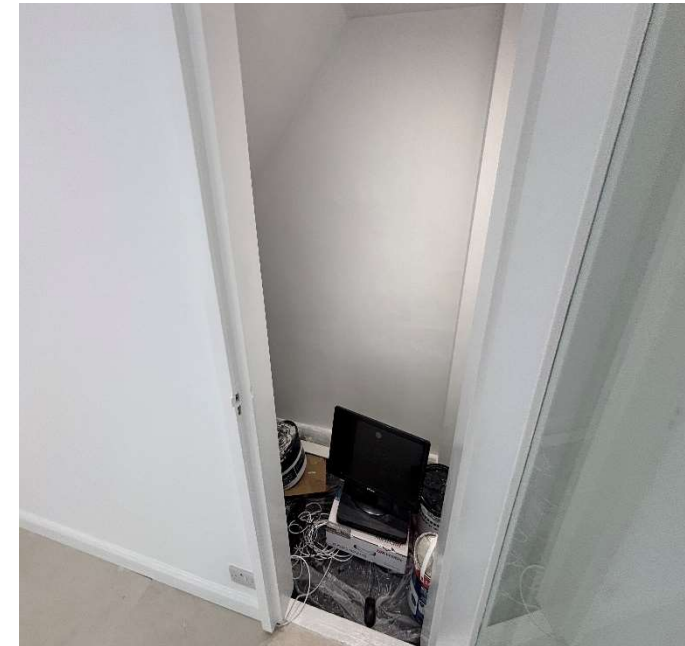
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