

Hooper

NAYLOR FRIEND

SHOP AND BASEMENT TO LET

**18 CHIPSTEAD VALLEY ROAD,
COULSDON, SURREY CR5 2RA**

LOCATION

The property is situated in the heart of Coulsdon town centre, close to the junction of Chipstead Valley Road with Brighton Road and forms part of a well-established shopping area. Occupiers nearby include 'The Pembroke' a Smith and Jones pub, Tesco Express and HSBC bank.



DESCRIPTION

The property comprises a lockup shop and basement with rear access and car parking previously occupied as a charity shop by Marie Curie Cancer Care. The shop features a modern metal framed shop front, a suspended ceiling with flush finish lighting, and a substantial basement which is presently used for storage, office, kitchen and staffroom facilities.

ACCOMMODATION

Frontage	4.7 m	(15'4")
Internal Width	4.5 m	(14'9")
Shop Depth	11.8 m	(38'9")
Sales Area	48.3 m ²	(520 ft ²) (approx)
Basement Area	56.2 m ²	(605 ft ²) (approx)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

Available to let on a new lease on a full repairing and insuring basis for a term to be agreed.

USE/PLANNING

We understand the property currently falls within class A1 of the Current Town and Country (Use Classes) Order, but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£15,000 (fifteen thousand pounds)** per annum exclusive is sought.

NOTE: The property will be available for occupation from October 2010.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.