



**PROMINENT OFFICES TO LET**

**HS HUGGINS STUART  
E EDWARDS**

129 – 131 Brighton Road, Coulsdon, Surrey CR5 2NJ  
RENT ON APPLICATION

Street  
129 – 131 Brighton Road, Coulsdon CR5 2NJ

## TO LET

Approx 2,109 sqft (196 sqm)

### DESCRIPTION

The premises occupy a very prominent position on the corner of Brighton Road and Station Approach being a former Lloyds Bank premises and are arranged at present as banking hall within lower ground floor with ancillary storage and strong room to the basement area.

The premises are suitable for a variety of retail, office and other uses subject to the necessary planning consents.

Our Client has planning permission to extend the Ground Floor to provide approximately 3,090 sq ft (287 sq m) including basement which can be divided to give 990 sq ft (92 sq m) on the Brighton Road frontage and 1,130 sq ft (105 sq m) plus basement at the rear.

Ground	2,109 sqft	196 sqm
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### RENT

On application.

### LEASE

The premises will be available on a new full repairing and insuring lease for a period of years to be agreed.

### LOCATION

Situated in the heart of Coulsdon Town Centre opposite Waitrose with Boots, Pizza Express, Aldi and other restaurant and traders in the general vicinity.

Local bus services pass the front door and the premises are within easy walking distance of both Coulsdon Town and Coulsdon South main line railway stations.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
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### DATE

January 2020

### FOLIO NUMBER

171754 (CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



## HUGGINS STUART EDWARDS

### COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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