

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

## PROMINENT GROUND FLOOR SELF CONTAINED PREMISES

**990 sq ft (92 sq m) - 1,130 sq ft (105 sq m) - 1,510 sq ft  
(140.28 sq m) / 3,090 sq ft (287 sq m)**

**Measured on a gross internal basis**

**with A1, A2, A3, A4, A5, B1, D1 and D2 Planning Permission**

**LOWER GROUND FLOOR ANCILLARY, STORAGE AREAS**

**904 sq ft (84.0 sq m gross internal)**

**TO LET**

**129 – 131 BRIGHTON ROAD, COULSDON, SURREY CR5 2NJ**



### LOCATION:

The property is 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.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**

**ACCOMMODATION:** 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.

Other local occupiers include Waitrose, Boots, Aldi and Pizza Express.

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

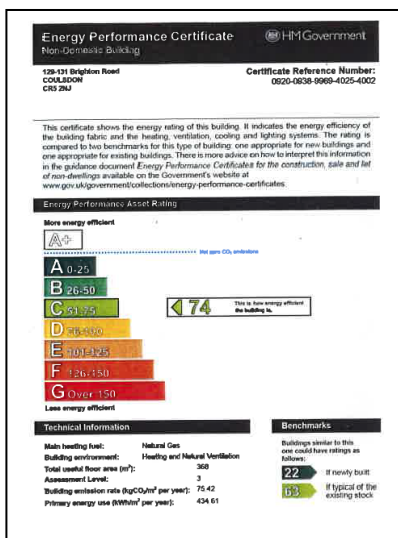
Our Client has planning permission to extend the Ground Floor to provide approximately 3,090 sq ft (287 sq m) including basement which can be divided to give 990 sq ft (92 sq m) on the Brighton Road frontage and 1,130 sq ft (105 sq m) plus basement at the rear.

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

**RENTAL GUIDE:** On application.

**VAT:** The figures quoted are exclusive of VAT if applicable.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in the transaction.



**Viewing strictly by appointment through sole agents:**

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**SUBJECT TO CONTRACT**

(Revised April 2019)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. ([www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk))

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