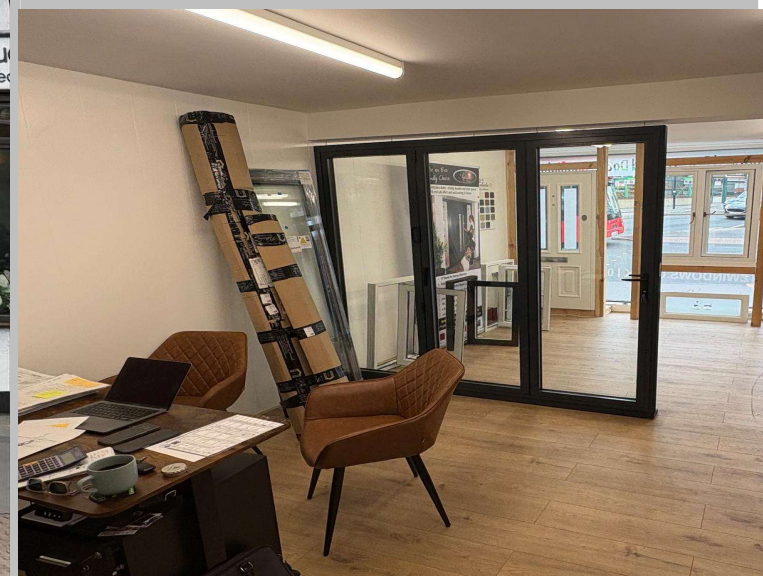




**51/53 Chipstead Valley Road,
Coulsdon, CR5 2RB**

**Retail & Residential
Investment**

FOR SALE

INVESTMENT SUMMARY

- **Freehold mixed-use retail & residential investment**
- **Town centre location**
- **One shop let & one shop vacant**
- **Includes vacant 2-Bedroom self-contained flat**
- **Currently producing £11,750 per annum**
- **Freehold price £440,000 (subject to contract)**
- **No VAT**

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 (30 minutes) available on Brighton Road and a Public car park around the corner in Lion Green Road. Coulsdon is located 4 miles to the North of the M25/M23 (Junction 7) via the A23. Coulsdon South Railway Station is within walking distance and there are numerous bus routes in the vicinity.

DESCRIPTION

The premises comprise two adjacent lock-up shop units together with a spacious two-bedroom flat above. The flat has its own self-contained entrance fronting Chipstead Valley Road and benefits from modern kitchen units, UPVC double glazing and gas fired central heating.

EPC

Shop at 51 Chipstead Valley Road D (76)

Shop at 53 Chipstead Valley Road C (61)

Flat at 51A Chipstead Valley Road – To be assessed

TENURE

Freehold.



ACCOMMODATION & TENANCY SCHEDULE

Accommodation	Floor Area	Floor Area	Tenant	Term		Rent (PA)	Rent Reviews	Repair & Insurance	Other
	Sq.ft	Sq.m		Start	Expiry				
51 Chipstead Valley Road	Shop 337 Basement 277	Shop 31.3 Basement 25.7	Vacant	N/A	N/A	N/A	N/A	N/A	
53 Chipstead Valley Road	Shop 345 Basement 297	Shop 32.1 Basement 27.6	Glitz Windows and Conservatories Ltd (with a guarantor)	23/06/25	22/06/29	£11,750	N/A	Tenant to repair ground floor & basement including windows but excludes load-bearing or structural parts.	Inside the Landlord & Tenant Act 1954. Tenant break option 23 June 2027. Basement has restricted head height.
51A Chipstead Valley Road	Gross internal Area 722	Gross Internal Area 67.1	Vacant	N/A	N/A	N/A	N/A	N/A	2 Bedrooms, Living room, kitchen, Utility & Bathroom

SALE PRICE & POTENTIAL

We are instructed to seek **£440,000** for the freehold, subject to contract.

Assuming the vacant shop is also let at £11,750pa and the flat let at £16,800pa (£1,400pcm) a purchase at this level would reflect a Gross Initial Yield of 9.16%.

VAT We understand that VAT is **not** applicable to the sale price.

LEGAL COSTS

Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com



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