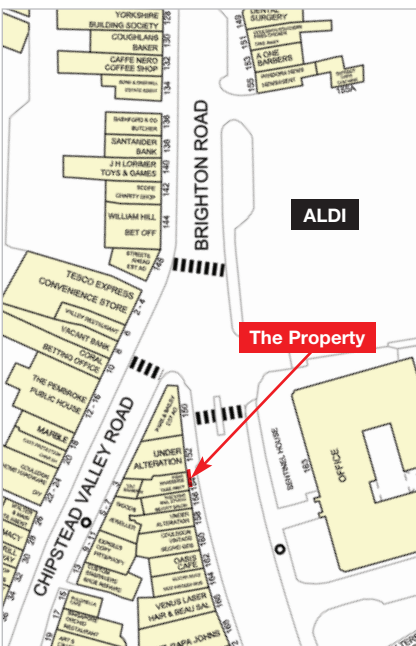


## Coulsdon

**154-154A Brighton Road  
Surrey  
CR5 2NE**

- **Freehold Shop Investment**
- Entirely let on a new 10 year lease
- Planning permission granted for a one bedroom flat (1)
- Prosperous Surrey commuter town
- Tenant in occupation for 25 years
- No VAT applicable
- Rent Review 2022
- Current Rent Reserved  
**£16,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Coulsdon is a prosperous Surrey commuter town, well located some 4 miles to the north of the intersection of the M25 Motorway (Junction 7) and the M23 Motorway (Junction 8), 1 mile to the south of Purley. The area is well served by the A23 trunk road.

The property is located on the west side of Brighton Road, close to its junction with Chipstead Valley Road. Coulsdon Rail Station is some 0.2 miles to the north-east, offering regular services into London with a journey time of 30 minutes.

Occupiers close by include Aldi, Papa John's, Tesco Express, Boots the Chemist, Waitrose, Santander, Caffè Nero, Barclays Bank and William Hill, amongst a range of local businesses.

### Description

The property is arranged on basement, ground and one upper floor to provide a ground floor shop and kitchen, with staff and ancillary accommodation in the basement and at first floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	4.35 m	(14' 3")
Net Frontage	3.75 m	(12' 4")
Shop Depth	3.10 m	(10' 2")
Built Depth	7.30 m	(23' 11")
Basement	16.00 sq m	(172 sq ft)
First Floor	23.50 sq m	(253 sq ft)

### Tenancy

The entire property is at present let to S M HANIF ESQ for a term of 10 years from 20th September 2017 at a current rent of £16,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

We are advised by the Vendor that the tenant has been in occupation for 25 years and trades from another unit in Slough.

### Planning (1)

Planning permission was granted on 13th September 2017 by London Borough of Croydon Council (Ref: 17/03811/FUL) for conversion of first floor and creation of a second floor to form a one bedroom flat. All enquiries should be made to London Borough of Croydon Council. Website: [www.croydon.gov.uk](http://www.croydon.gov.uk)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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