



COMMERCIAL UNIT - TO LET

HS HUGGINS STUART
E EDWARDS

22 Chipstead Station Parade, Chipstead, Surrey CR5 3TE
£16,500 PAX 858 SQFT (79.74 SQM)

22 Chipstead Station Parade, CR5 3TE

TO LET

Approx 858 sqft (79.74 sqm)

DESCRIPTION

Commercial unit situated within a popular local parade in close proximity to Chipstead railway station. The available space is arranged over ground and lower ground floors which benefit from good natural light, allocated parking at the rear, and free on street customer parking for up to one hour.

Ground	438 sqft	40.68 sqm
Lower Ground	420 sqft	39.06 sqm
TOTAL	858 sqft	79.74 sqm

USE

As of the 1st September 2020 the property is classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property. For example Restaurants & Café's, Offices, Financial Services, Research & Development, Gymnasiums, and Medical uses no longer need apply for planning permission for change of use.

RENT

£16,500 per annum exclusive

LEASE

New lease. Terms to be agreed.

LOCATION

Attractive shopping parade offering excellent local shopping and business facilities. Bus services can be found on Outwood Lane and Chipstead railway station is within two minutes walk of the premises providing regular services to London Bridge and London Victoria. The M23/M25 motorways (junctions 7/8) lie

just 10 minutes to the south providing access to Gatwick and Heathrow Airports and the motorway network.

AMENITIES

- Electric heating
- Double glazed windows, excluding the retail frontage.
- Kitchenette
- WC
- Shower
- Private rear car park for four plus vehicles.

RATES

Rateable value: £6,300. Non-domestic uniform rates payable at 49.9p in the £ (2020/21). Small Business Rates relief of 100% should be available subject to confirming eligibility with the local authority. *The Government also announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: www.gov.uk or contact the local authority.*

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

October 2020

FOLIO NUMBER

30031

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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