



COMMERCIAL INVESTMENT FOR SALE

HS HUGGINS STUART
EDWARDS

144-146 Brighton Road, Coulsdon, Surrey CR5 2ND
OIEO £350,000

144-146 Brighton Road, Coulsdon, Surrey,
CR5 2ND

FOR SALE

Approx 1,076 sqft (99.94 sqm)

DESCRIPTION

Opportunity to acquire the long leasehold interest in a double fronted ground floor commercial unit let to a long-established firm of solicitors in Coulsdon town centre. The property produces a secure annual income of £27,000 per annum. Held on a 999 year lease from 20th June 2006 there are 983 years unexpired. An annual rent of a peppercorn is payable to the freeholder if demanded.

Ground Floor	1,076 sqft	99.92 sqm
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PRICE

Offers invited in excess of £350,000.

TENURE

999 year Long Leasehold interest from 20th June 2006.

INCOME

£27,000 per annum exclusive.

LEASE

10 year FRI lease commencing from 8th November 2021. There is a tenant only break option and an upward only rent review in the 5th year.

Streeter Marshall are the largest firm of solicitors in the local area with 3 other established branches in Croydon, Purley & Warlingham, and they have a new branch opening in Oxted. They employ 80+ staff and their roots go back to 1790.

LOCATION

The property is centrally located in Coulsdon town centre in a prominent position opposite Aldi supermarket. Nearby occupiers include Tesco Express, Boots and Waitrose. The property is well served by local bus routes and Coulsdon Town and Coulsdon South railway stations are a short walk away providing regular services to London terminals and Gatwick Airport. The M23/M25 are a short drive away.

RATES

Rateable value: £26,000 (From April 2023) Rates payable by the tenant at 49.9p in the £ (2022/2023).

EPC

C-57

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via joint sole agents Huggins Stuart Edwards & G&P Property

CONTACT

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DATE

February 2023

FOLIO NUMBER

30176

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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