



RETAIL/CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

9 Limpsfield Road, Sanderstead, CR2 9LA
£19,000 PER ANNUM EXCLUSIVE

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TO LET

Approx 710 sqft (65.94 sqm)

DESCRIPTION

Rare opportunity to occupy a retail/Class E Unit in the popular village of Sanderstead, situated in the main retail parade amongst a variety of local and national occupiers. The property benefits from a large, fully glazed shop front providing excellent display, air-conditioning, an open plan sales area, a rear office, kitchen and toilet facilities, plus two allocated parking spaces at the rear.

Retail/Sales	520 sqft	48.26 sqm
Office	138 sqft	12.84 sqm
Ancillary	52 sqft	4.84 sqm
TOTAL	710 sqft	65.94 sqm

RENT

£19,000 per annum exclusive

LEASE

New lease, to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

LOCATION

Situated on the East side of Limpsfield Road close to the junction with Addington Road and Rectory Park. The parade boasts a wide variety of trades with notable occupiers including Cook, Costa Coffee and a Medipharm Pharmacy. Waitrose supermarket is approximately 5 minutes walk away and Sanderstead Station is approximately 8 minutes away

via the 403 Bus which has services every 12 minutes. Sanderstead Station provides regular services to London Victoria (23 minutes) and East Grinstead (37 minutes). Free on street customer parking is available immediately outside the property for up to 40 minutes.

RATES

Rateable value: £13,500. Rates payable at 49.9p in the £ (2023/24).

EPC

In the course of preparation.

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
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
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DATE	FOLIO NUMBER
October 2023	30213

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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