



SHOP & BASEMENT TO LET

**HS HUGGINS STUART
EDWARDS**

**140 Brighton Road, Coulsdon, CR5 2ND
£28,500 PER ANNUM EXCLUSIVE**

140 Brighton Road, Coulsdon, CR5 2ND TO LET

Approx 2,737 sqft (254.22 sqm)

DESCRIPTION

Opportunity to occupy a large retail unit in the heart of Coulsdon Town Centre comprising an extensive sales area on the ground floor, with a full height basement providing storage, office space, staff break room and WC. The property benefits from air-conditioning, 3-phase power, electric roller shutter, LED Lighting, rear access and an undercroft parking space at the rear.

Ground Floor Retail	1,544 sqft	143.40 sqm
Full Height Basement	1,193 sqft	110.82 sqm
TOTAL	2,737 sqft	254.22 sqm

RENT

£28,500 per annum exclusive

LEASE

New Lease. Terms to be agreed.

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. Short

stay customer parking is available immediately outside the property.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/a714ac263f1b4761ac42a01a256545b9/?lsf=1>

RATES

Rateable value: £23,500. Rates payable at 49.9p in the £ (2024/25).

EPC

B-36 (Expires 2034)

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
E: croydon@hsedwards.co.uk

DATE

November 2024

FOLIO NUMBER

30278

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

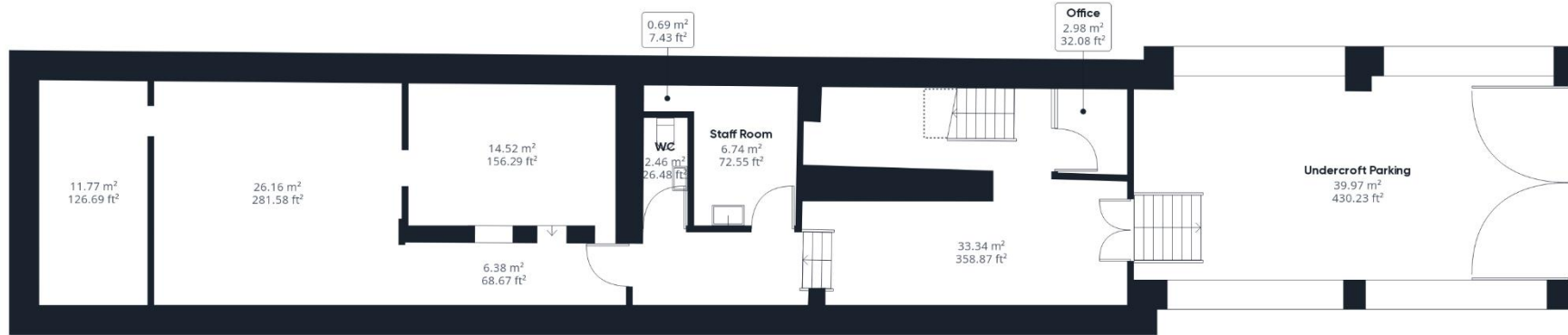
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

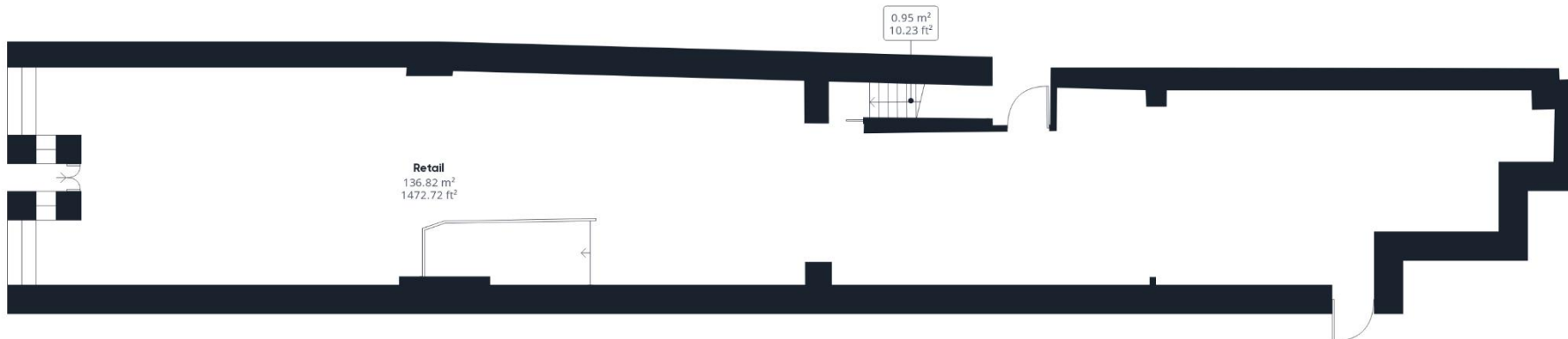
10 WEST STREET
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KT18 7RG
01372 740555

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www.hsedwards.co.uk



Basement



Ground Floor

Approximate total area⁽¹⁾

282.78 m²

3043.82 ft²

Reduced headroom

0.89 m²

9.56 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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