CLASS E UNIT TO LET

HUGGINS STUART EDWARDS

26 Chipstead Valley Road, Coulsdon, CR5 2RA

£12,750 Per Annum Exclusive

26 Chipstead Valley Road, Coulsdon, CR5 2RA

TO LET

Approx 642 sqft (59.64 sqm)

DESCRIPTION

Opportunity to occupy a well-presented retail/office unit in Coulsdon town centre. The property has most recently been used as an estate agents and benefits from air-conditioning, LED lighting, kitchen and WC facilities. There is also a self-contained external storage unit to the rear which has a power supply, a WC, and can be accessed either via the rear of the retail unit or via the shared alleyway adjacent to the premises.

Sales Area	387 sqft	35.92 sqm
Kitchen	62 sqft	5.76 sqm
External Store	193 sqft	17.96 sqm
TOTAL	642 sqft	59.64 sqm

RENT

£12,750 per annum exclusive

LEASE

New Lease, terms to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

The property is situated in Coulsdon town centre on Chipstead Valley Road close to the junction with Brighton Road. Nearby occupiers include Aldi, Waitrose, Pizza Express, Café Nero and a number of other independent traders.

RATES

Rateable value: £9,100. Rates payable at 49.9p in the £ (2024/25). Subject to eligibility occupiers can currently claim 100% business rate relief.

EPC

C-53

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

October 2025

FOLIO NUMBER

30294

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
EPSOM
KT18 7RG
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