



**COMMERCIAL PROPERTY TO LET**

**HS EDWARDS**  
**HUGGINS STUART**

129 – 131 Brighton Road, Coulsdon, Surrey CR5 2NJ  
£37,000 PER ANNUM

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## TO LET

Approx 2,198 sqft (204 sqm)

### DESCRIPTION

The premises occupy a very prominent position on the corner of Brighton Road and Station Approach being a former Lloyds Bank premises. The property has been stripped of its internal partitioning to provide largely open plan space over ground floor and basement though can be adapted for individual requirements.

Ground	1,292 sqft	120 sqm
Basement	906 sqft	84 sqm
<b>Total</b>	<b>2,198 sqft</b>	<b>204 sqm</b>

### RENT

£37,000 per annum.

### LEASE

The premises will be available on a new full repairing and insuring lease for a period of years to be agreed.

### USE

*As of the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:*

[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\_20200757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf)

### LOCATION

Situated in the heart of Coulsdon Town Centre opposite Waitrose with Boots, Pizza Express, Aldi and other restaurant and traders in the general vicinity.

Local bus services pass the front door and the premises are within easy walking distance of both Coulsdon Town and Coulsdon South main line railway stations.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Michael Angus  
102 & 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
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### DATE

September 2020

### FOLIO NUMBER

171791 (CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



## HUGGINS STUART EDWARDS

### COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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