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TO LET

RETAIL – 923 SQ FT (85.73 SQ M)

137 BRIGHTON ROAD, COULSDON CR5 2NJ

DESCRIPTION

A ground floor retail unit that has most recently operated as a tattoo studio. The property benefits from a kitchenette and WC facilities.

LOCATION

The property enjoys a prominent position on the Brighton Road in Coulsdon Town Centre and is situated around numerous notable retailers along the High Street including Waitrose Supermarket and Pizza Express.

The local area is well served by public transport with Coulsdon Town Railway Station located 0.1 miles north of the property and Coulsdon Town South Railway Station - which providing direct access to London Victoria and London Bridge. Bus services operate within close proximity. The M25 motorway is 3 miles to the south.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND	923	85.73

AMENITIES / OPPORTUNITY

- Ground floor retail unit
- Air-conditioning – not tested
- Kitchenette and WC facilities
- Prominent location within Coulsdon Town Centre.

RENT

£23,000 PAX.

TENURE

A new effective FRI lease for a term to be agreed.

RATES

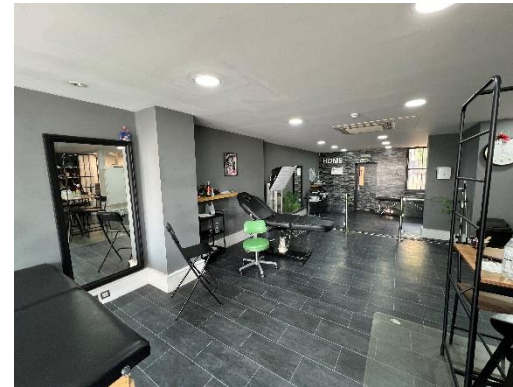
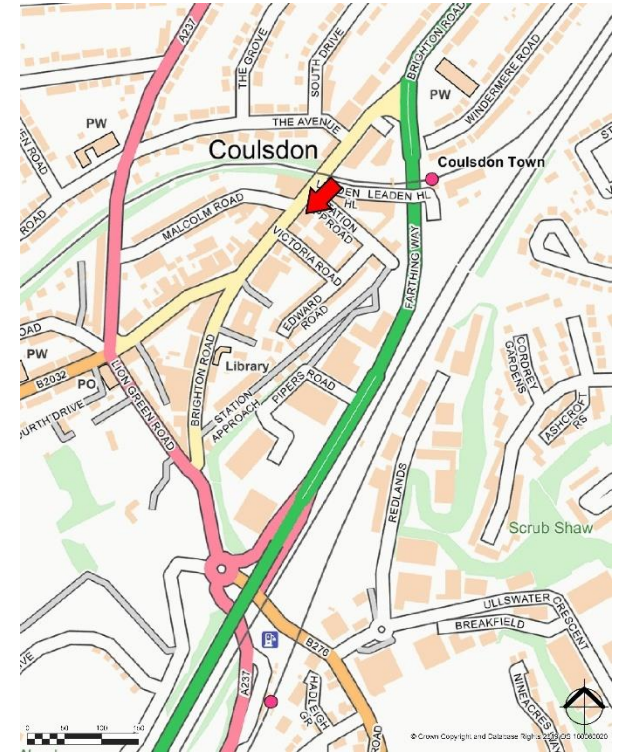
The current Rateable Value of the property is £22,250.

VAT

VAT will be charged on the terms quoted.

EPC

The property has an EPC Rating E.



VIEWINGS – 020 8662 2700

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