

## TO LET : DOUBLE LOCK-UP SHOP UNIT WITH 1ST FLOOR OFFICES



**TO LET / EXISTING LEASE FOR ASSIGNMENT**  
1,395 sq ft (129.9 sq m)

137 Brighton Road  
Coulston  
CR5 2NJ

### Location

The subject property is situated on the southern side of Brighton Road in Coulston, which is a residential area in the London Borough of Croydon. The property is centrally located in the town, being directly opposite a branch of Waitrose and a short distance from both Coulston Town and Coulston South railway stations. These stations provide direct rail services to Redhill, East Croydon, Brighton, London Bridge and London Victoria.

There are a number of national and independent retailers in Coulston, including: Café Nero, Tesco Express and Aldi, as well as cafes and restaurants. There is one hour free parking in the Brighton Road and the local bus service stops close by with regular services to Purley, Croydon and Redhill.

### Accommodation

The property comprises a large double fronted retail unit with an aluminium shop front. The unit benefits from a wide sales area, internal meeting room, ancillary staff break-out area, fitted kitchen, WCs and first floor meeting room with private office.

### Amenities include:

- Double Fronted shop unit with large window display area
- 1-hour free parking along Brighton Road
- Opposite branch of Waitrose
- Highly visible to passing traffic / footfall
- First floor offices with private office
- Ceiling mounted air conditioning unit

### Floor Areas

Ground Floor	976 sq ft	91 sq m
First Floor offices	419 sq ft	38.9 sq m
<b>Total</b>	<b>1,395 sq ft</b>	<b>129.9 sq m</b>

### Terms

The unit is available by way of an assignment of the existing lease for a term to expire on 22 April 2026. There is an upward only rent review on 23 April 2021 and tenant only break option on 22 April 2021. This is subject to six months' prior written notice.

The passing rent is £22,000 per annum exclusive.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**  
johnwilliams@astonrose.co.uk

 **Investment & Development**  
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 **Building Consultancy**  
andylynch@astonrose.co.uk

 **Sales, Lettings & Acquisitions**  
timrichards@astonrose.co.uk

 **Lease Advisory**  
robcragg@astonrose.co.uk

 **Valuation Services**  
duncanpreston@astonrose.co.uk

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Alternatively, a new under lease direct from the existing tenant is available on terms to be agreed at a rent of £28,500 per annum exclusive.

### Business Rates

The property has a Rateable Value of £21,250. The rates payable figure is estimated £10,433.75 for the period 2019/2020. Interested parties are required to make their own enquires with the London Borough of Croydon.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred during any transaction.

### Possession

Available immediately upon completion of an assignment or under lease.

### Energy Performance Certificate (EPC)

Full information is available on request.

### Further Information and Viewings

For further information, or to arrange a viewing, please contact the sole agents:

#### Aston Rose

**Tim Richards FRICS**

020 7629 1533

timrichards@astonrose.co.uk

**Harry Batt MRICS**

020 3026 4095


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Subject to Contract  
September 2019

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