

On the Instruction of William Hill

LEASE AVAILABLE

211/213 Chipstead Valley Road, Coulsdon, CR5 3BR



Viewing

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Location

Coulsdon is within the London Borough of Croydon, located 15 miles south of Central London and 11 miles southwest of Bromley.

Situated in a prominent position among a local parade, Chipstead Valley Road consists of primarily local and independent retailers. These include, **Londis, Valley Pharmacy and Rolling on Cycles.**

Description

The property comprises a double fronted ground floor retail unit. The shop offers an open plan sales area with amenities to the rear which include toilets, kitchenette and a storage area.

Accommodation

Ground Floor	94 sq m	1011 sq ft
Total	94 sq m	1011 sq ft

Tenure

The premises are available by way of an assignment of the existing leases. Further lease information is available on request.

Passing Rent

£15,700 per annum exclusive.

Rates

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Energy Efficiency Rating is D-93.

Energy Performance Certificate available on request.

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