

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

## *SHOP, FLAT AND VACANT STORAGE BUILDING*

### ***FREEHOLD INVESTMENT FOR SALE***

***223 CHIPSTEAD VALLEY ROAD,  
COULSDON, CR5 3BR***



**LOCATION:**

The property is located on the south side of Chipstead Valley Road close to its junction with Rickman Hill, approximately half a mile south west of Coulsdon Town Centre. Woodmansterne railway station is at the end of Linden Avenue opposite.

**DESCRIPTION:**

This mid parade property comprises a ground floor shop, with forecourt, occupied by Coughlans Bakery, a self contained first floor flat sold on a long lease and a large storage building to the rear offered with vacant possession.



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Regulated by RICS

**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**

## ACCOMMODATION **Ground Floor**

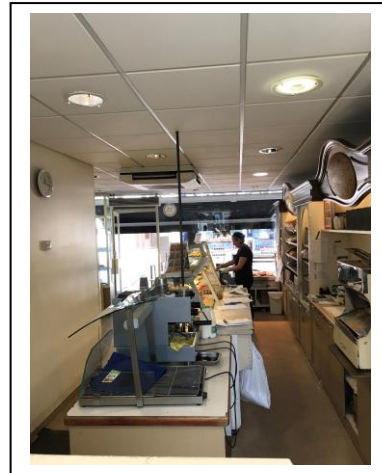
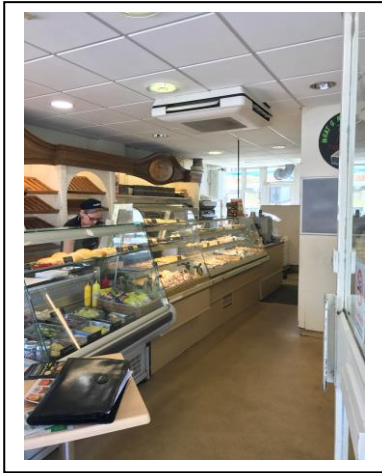
Retail

36.23 sq m (390 sq ft)

Forecourt

15.6 sq m (168 sq ft)

Exterior WC and Store. Forecourt



**First Floor Flat** with separate access from the rear of the property. Sold on a long lease.

### **Rear Storage Building**

40 sq m (430 sq ft)

Brick built under a pitched roof with double entrance doors to the rear, offered with vacant possession.



To the rear of the property and the parade is an access road to all properties in the parade for both pedestrians and vehicles.

## NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

- SHOP LEASE:** The ground floor shop is to be let to Coughlans Bakeries Limited, a local company with 80 years of history in Croydon and the surrounding areas, operating at a current turnover in the order of £5M. The lease is to be for a term of 10 years on a full repairing and insuring basis at a rent of £12,000 pa with a rent review and tenant's break option at the end of the fifth year of the term.
- TENURE:** Our clients freehold interest is available, subject to the shop lease to Coughlans, the long lease of the flat and with vacant possession of the rear storage building.
- DEVELOPMENT OPPORTUNITY:** The building to the rear of the property is basically self contained and has been used as ancillary to the A1 shop at the front. It is considered that the building maybe suitable for other uses for which planning permission will be required. Interested parties are advised to make their own enquiries in this respect.
- PRICE:** Offers are required in excess of £220,000.
- RATES:** Interested parties should make their own enquiries direct to the Local Authority.
- VAT:** Figures are exclusive of VAT if applicable.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWINGS:** **Viewing strictly by appointment through sole agents:**

Awaiting EPC

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**SUBJECT TO CONTRACT**

**(August 2017)**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.

[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)