PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2034

169-173 Brighton Rd Coulsdon Surrey CR5 2NH

Ground Floor
(Retail / Restaurant)
3,125 SQ FT / 290 SQ M

£86,000 P.A.
(£27.52 PSF / £296.55 PSM)









RETAIL / RESTAURANT SPACE

- Prominent high street location with long shopfront providing a high percentage of window seating
- Completely renovated with new utilities
- Acoustic ceiling to minimise sound travel
- High ceiling levels with open plan layout
- Air Conditioning to seating area
- New kitchen extension with ductwork connections plus two large rooflights
- New water connection and drainage
- CCTV cameras internal & external
- Loading bay to rear of kitchen

COMMERCIAL PROPERTY DEVELOPMENT
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LOCATION

The property is situated on Brighton Road which is the main high street in Coulsdon with Croydon 4 miles to the North and Redhill 5 miles to the South along the A23.

Coulsdon has good access both to the M25 at Junction 7 and the M23 though Redhill / Gatwick. Cousldon is a smaller town benefiting from the links with Croydon and London while offering the usual mix of suburban residential property from large houses to the usual town centre flats. It also benefits from two rail stations at either end of the high street providing connections to all of the London stations for commuting.

Like Purley the town of Coulsdon is benefiting from Investment in order to provide modern infrastructure and encourage more commercial development which has brought Cafe Nero, Costa Coffee & Aldi supermarket to the high street.

DESCRIPTION

The property comprises the entire ground floor of the building including the new rear extension which protrudes into the rear yard.

The ground floor has 4m ceilings and provides a long shopfront with extensive glass frontage. The rear extension has been designed from the start as kitchen space and has two large rooflights plus extraction and inlet ductwork.

The rear of the extension provides plant space for Air Con condensors as well as the upgraded Electrical and Gas connections. The two luxury flats on the first floor are reached from external galvanised steps to the rear of the restaurant where two reserved parking spaces are allocated to each flat. Next to the stairs is a reserved loading bay for deliveries to the restaurant as well as a large s ecure bin store, CCTV cameras and various security lighting.

Terms

15 Year Lease from 2019 without breaks

Rateable Value

Rateable Value £54,000
(Effective Date 01 April 2026)

Viewing

Strictly by appointment

CONTACT

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