



Brighton Road, Coulsdon, CR5 3EA

Freehold roadside investment for sale with income from two sources

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specialist advice on all property matters

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Offers in excess of £350,000 Freehold

LOCATION: - The property is situated fronting Brighton Road to the south of Coulsdon in an exceptionally visible position. The site is situated between Coulsdon and the M25 and the property benefits from vast quantities of passing vehicular traffic which is particularly heavy during the rush-hour periods but relatively constant throughout the day, The A23 is the main access road between the M25 and Croydon and South-West London and the site is able to service a wide catchment as a result.

DESCRIPTION: - The property comprises a good sized roadside site accessible from the southbound carriageway of the A23 Brighton Road. The property is arranged as a former café building, now utilised by a recovery business and an open carwash which utilises the remainder of the site. The site is income producing but is considered to have potential for advertising hoardings, subject to any necessary consents.

ACCOMMODATION:

Total site area approximately 10,000ft² upon which is constructed the former café which totals 675ft² approx.

USE/PLANNING: - The property is used as offices associated with a vehicle recovery business and believed to fall within Class E of the current Town and Country (Use Classes) Order. The property formerly operated as a café. The remainder of the site is utilised as a carwash which has operated for several years.

TENURE: - The property is to be offered freehold, subject to the following leases:

The former café and part of the land is let to Rescue 24/7 Limited under a lease dated 23 October 2017 for a term of 15 years at an initial rent of £16,500 per annum exclusive. The lease allows for rent to be paid monthly and for the tenant to be responsible for 60% of additional outgoings.

The remainder of the site is let to a private individual operating as a carwash under a lease dated 6 April 2018 for a term of 15 years. The initial rent is £15,000 per annum exclusive.

The total rent receivable therefore is £31,500 per annum exclusive.

RENT/PRICE: - Offers in excess of £350,000 are sought for our client's freehold interest.

BUSINESS RATES: - The property has a ratable value of £15,750. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 72 within Band C.

VAT: - we are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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