



202 Brighton Road, Coulsdon, Surrey  
CR5 2NF

Large Leisure  
Class E Premises

**TO LET**

## PROPERTY SUMMARY

- Substantial Leisure / Class E unit to let
- Former Frames Snooker Hall in prominent town centre location
- Close to M23 / M25 Junction 7 & Coulsdon South Railway Station
- Total Area 10,265 sq.ft over First & Second Floors
- Rent £120,000 per annum
- Outdoor courtyard
- Ground floor commercial units under offer to 2 restaurants

## LOCATION

The property is located in the centre of Coulsdon (Population 25,530 2021 Census). Brighton Road comprises a vibrant mix of retailers, bars and restaurants, with Tesco Express and Aldi Supermarket close by. There is free on street parking (30 minutes) available on Brighton Road. Coulsdon is located 4 miles to the North of the M25 / M23 (Junction 7) via the A23. Coulsdon South Railway Station is within walking distance.

## DESCRIPTION & ACCOMMODATION

A substantial ground and first floor leisure premises, formerly used as a snooker hall. The premises are largely open plan with a bar area, ancillary offices and stores, and separate male, female and disabled toilets. The premises would particularly suit leisure uses such as a gym or fitness studio, subject to any the necessary consents.

Address	Accommodation	Gross internal Floor Area	
		Sq.ft	Sq.m
202 Brighton Road	Ground Floor	4,175	387.87
	First Floor	6,090	565.78
Overall Gross Internal Floor Area		10,265	953.65

## TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £120,000 per annum plus service charge. Subject to Contract.

Interested parties should note that the 2 ground floor commercial units fronting Brighton road are currently under offer to restaurant operators.

## VAT

We understand that VAT is **not** applicable to the rent.

## RATES

The Valuation Office Agency Website describes the property as “Club & Premises” and advises that the 2026 Rateable Value is £49,750. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Croydon Council.

**EPC** This property has an EPC Rating of B (45)

**LEGAL COSTS** Each party to bear their own costs.

**For further information or to view please contact:**

**Joe Yorke Tel: 01737 222835**

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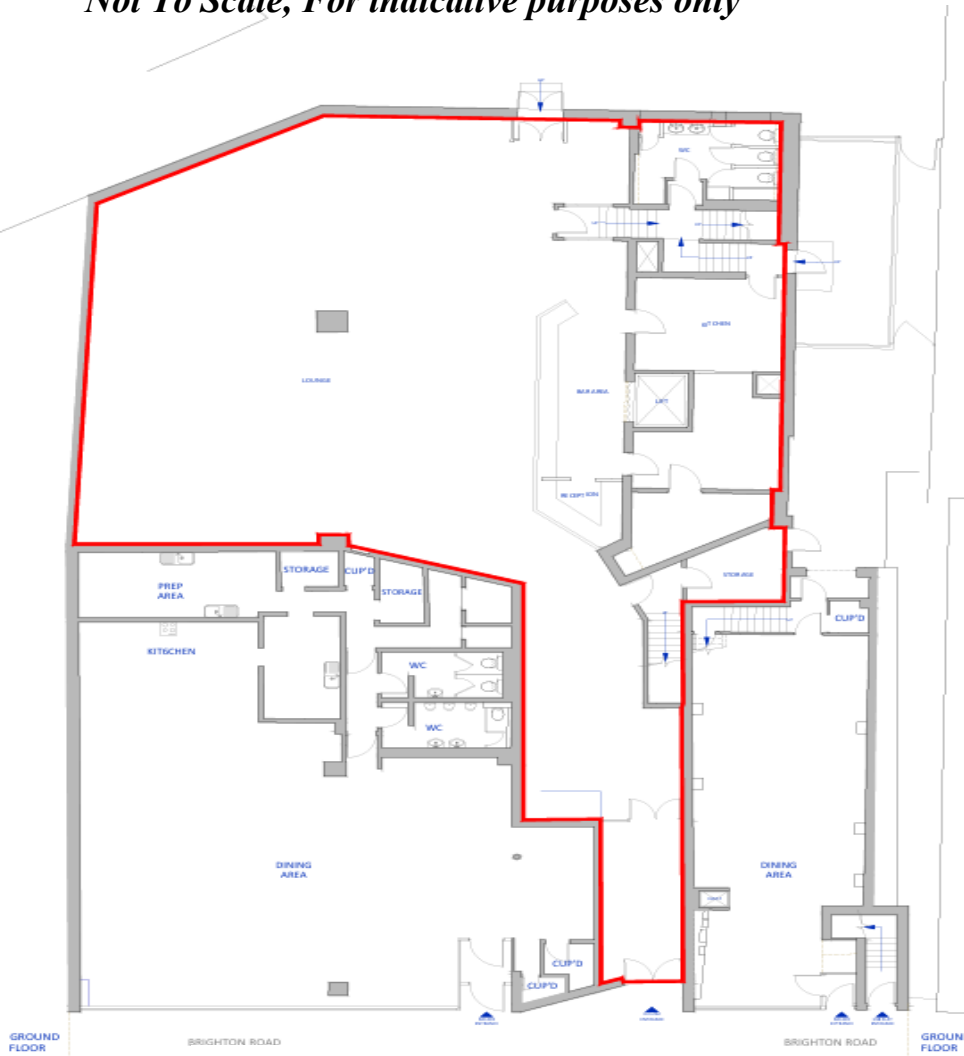
**Chris Richards MRICS Tel: 01737 222835**

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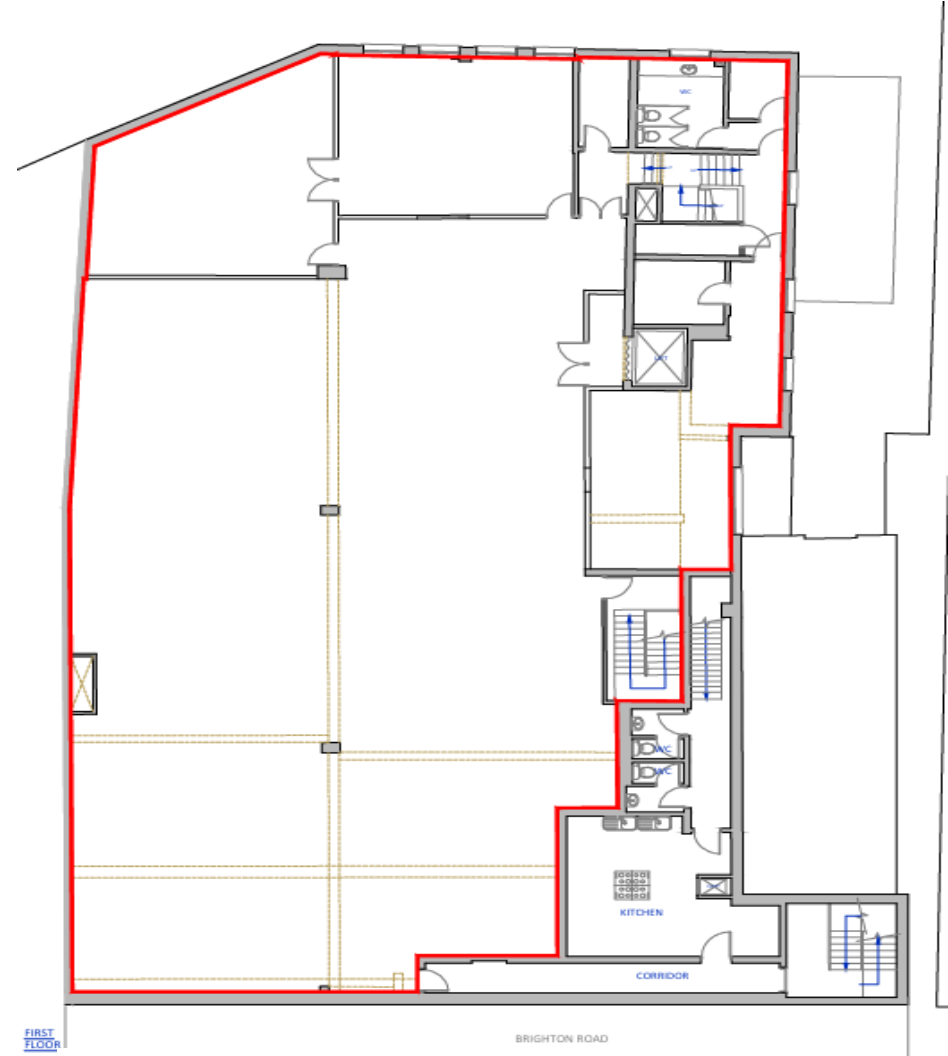
*Not To Scale, For indicative purposes only*

PLEASE NOTE - THIS DRAWING HAS BEEN PRODUCED FOR LAND REGISTRATION PURPOSES ONLY.

PLEASE NOTE - ALL PLANS TO BE PRINTED 'AS IN DOCUMENT' NOT ENLARGED OR SHRUNK TO FIT PAGE



**GROUND FLOOR LEVEL**



**FIRST FLOOR LEVEL**



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