

SMITHAM YARD

TO LET /
FOR SALE

New Ground Floor
Commercial Units
With Parking From
1,300 sq ft To 5,139 sq ft

HUGGINS STUART
EDWARDS
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GILDERSLEVE
& PAYNE
Commercial Property Consultants

TO LET / FOR SALE

HS HUGGINS STUART
EDWARDS

Smitham Yard, Leaden Hill, Coulsdon, Surrey CR5 2BQ
1,399 SQFT & 1,825 SQFT

Smitham Yard, Leaden Hill CR5 2BQ

TO LET

Approx 1,399 sqft & 1,825 sqft

DESCRIPTION

Opportunity to acquire or occupy up to two ground floor self-contained commercial units forming part of a residential development overlooking Leaden Hill. The properties benefit from Class E (c)-(g) use and F1 Use.

There are a total of 3 car parking spaces on site. Glazing has been installed but the units are otherwise offered in shell condition.

Unit 1	1,825 sqft	169.57 sqm
Unit 2	SOLD	SOLD
Unit 3	1,399 sqft	129.95 sqm

RENT

£18 per sqft per annum exclusive.

LEASE

The premises are available on new full repairing and insuring leases.

LONG LEASEHOLD/ VIRTUAL FREEHOLD

Alternatively 999 year leases are available to purchase with peppercorn ground rents. Quoting prices as follows:

Unit 1: £375,000

Unit 2: SOLD

Unit 3: £300,000

LOCATION

Prominently situated adjacent to Coulsdon Town railway station and a few minutes walk of Coulsdon town centre. Notable nearby occupiers include Waitrose, Boots & Aldi.

Coulsdon Town station has regular services to East Croydon (19 mins) and London Victoria (40 mins) whilst Coulsdon South railway station, approximately 11 minutes walk from the premises provides additional services to St. Pancras International (36 minutes) and Gatwick Airport (20 minutes.) The M23 and M25 motorways lay just south of Coulsdon.

LEGAL COSTS

Each party to bear their own legal costs.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/ae7ca829b31a41778f7e9137e4f2ca74/>

VIEWING

Strictly by appointment via Joint sole agents Huggins Stuart Edwards or G&P Property

CONTACT

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DATE	FOLIO NUMBER
August 2025	171971(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Room 169.57m²

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100% +

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