



## HARWOODS COULSDON, BRIGHTON ROAD, COULSDON, SURREY, CR5 3EA

DEVELOPMENT LAND / INDUSTRIAL/LOGISTICS / RETAIL / TRADE COUNTER /  
SHOWROOM / WAREHOUSE FOR SALE

1.41 ACRES (0.57 HECTARES)





# Summary

**FREEHOLD FOR SALE - 1.41 acre  
roadside site with car showroom,  
offices, workshop and forecourts  
(potential for redevelopment STPC)**

Available Size	1.41 Acres
Price	Price on application
Rateable Value	£174,000 (April 2023 Listing)
VAT	To be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- Prominent roadside position on Brighton Road
- Located on the A23 with convenient access to M23/M25
- Parking for approx. 130 cars
- Potential for development/change of use (STPC)
- Showroom & offices, two workshops, sales suite & wash down area
- Gas central heating
- Approximately 34,415 vehicles passing daily





# Location

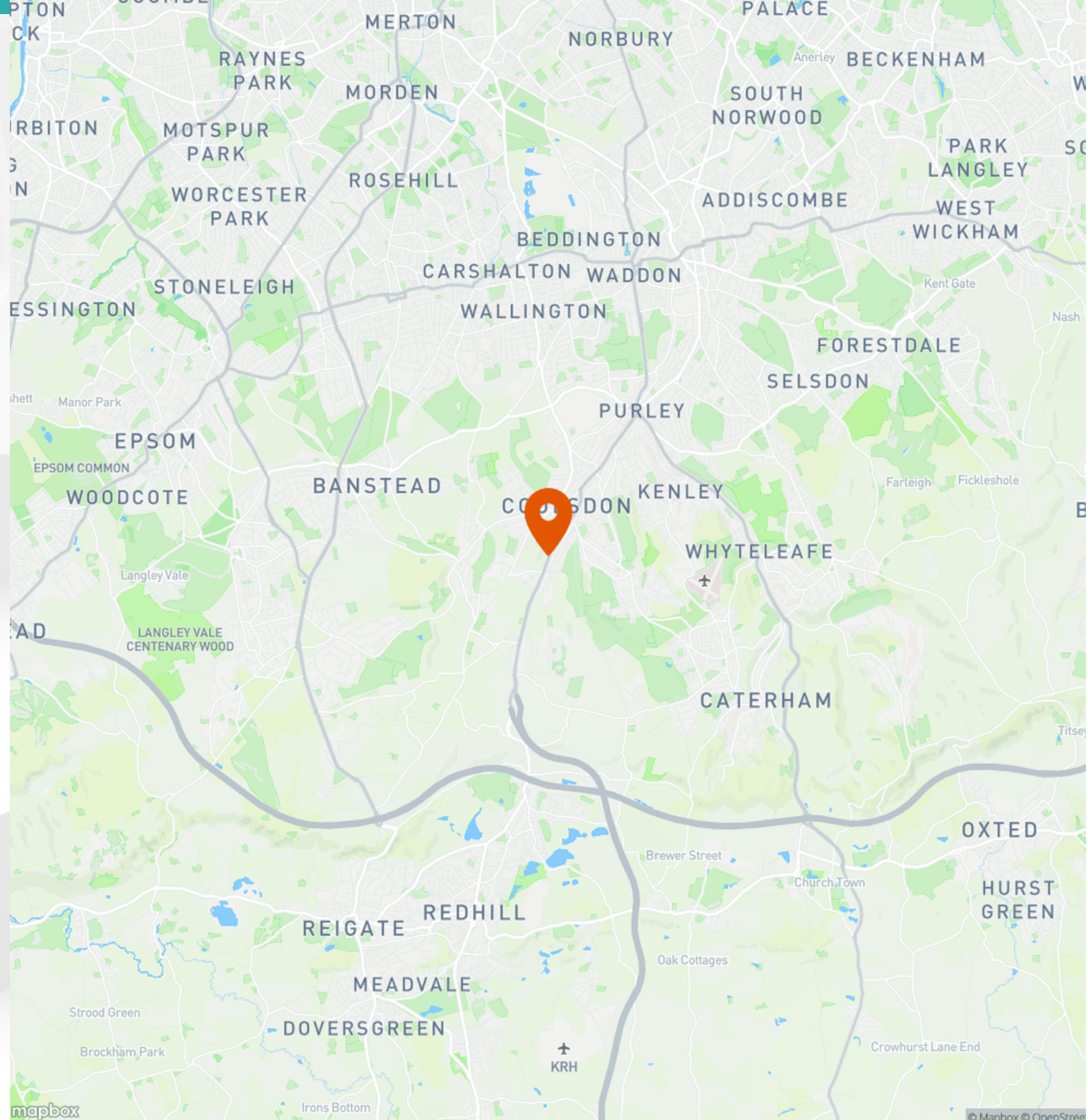


**Harwoods Coulsdon Brighton  
Road, Coulsdon, Surrey, CR5  
3EA**

The property occupies a prominent position on Brighton Road (A23), which connects to Junction 7 of the M23 and Junction 8 of the M25, approximately 4 miles to the south.

Central London lies around 14 miles to the north, with Croydon 5.5 miles north and Crawley 15 miles south. Gatwick Airport is easily accessible via the M23.

Coulsdon South train station, located approximately 0.8 miles north of the property, offers direct services to both London Victoria and Gatwick Airport.









# Further Details

## Description

The property comprises of a prominent former Land Rover/BYD car dealership on a site of approximately 1.41 acres.

An excellent 'roadside' site consisting of; main sales showroom building with first floor offices/stores, a detached car workshop with roller shutter door access, garage unit, wash down area, external sales office, and substantial car parking and display areas for approx. 130 cars.

Road frontage onto A23 Brighton Road of 442 ft (135 metres) being highly visible from passing traffic (both ways) and with two unrestricted vehicular access into/from the site.

Planning permission was permitted for demolition of existing buildings and construction of a mixed-use of car showroom and two one-bedroom flats at first floor plus a car parking deck (planning ref19/04276/FUL). Plans and images available.

Potential for future redevelopment (roadside commercial, residential, care or mixed uses) subject to required planning consent.

## Terms

Freehold sale with full vacant possession.

## EPC

An EPC is due to be carried out on the property shortly.

## Accommodation

The accommodation comprises the following areas GIA:

Name	sq ft	sq m
Ground - Showroom	6,727.44	625
1st - Store	1,011.81	94
1st - Mezzanine	139.93	13
1st - Office	1,474.66	137
2nd - Mezzanine	904.17	84
Building - Workshop	4,240.98	394
Building - Garage	635.07	59
<b>Total</b>	<b>15,134.06</b>	<b>1,406</b>

## Viewings

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

## Legal Fees

Each party to bear their own costs.

## Data Room

For access to the data room, please request via one of the below agents at Vail Williams.





## Enquiries & Viewings



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