



Prominent Shop – To Let
Busy High Street Location

LOCATION

Purley is a busy town within the London Borough of Croydon, with a population of 14,242 (2011 census), situated c. five miles south of Sutton and c. 19 miles North of Crawley and Gatwick Airport.

The town benefits from a mainline railway station with direct services to Gatwick Airport and London Bridge, as well as strong road communications to the surrounding towns and southern counties via the M23 and M25.

The property occupies a prominent trading position at the centre of Brighton Road, close to its junction with Russell Hill Road, and is within a short walking distance of a number of public car parks.

Brighton Road has a diverse retail and leisure offering of both local and national operators. The shop directly adjoins **The Children's Trust**, whilst other notable retailers within the immediate vicinity include **Costa, WHSmith, Subway, Post Office** and **Pizza Express**.

DESCRIPTION

The property is arranged over ground floor only with the following approximate dimensions and net internal floor areas:

Gross Frontage	5.94 m	19 ft 6 ins
Internal Width (max)	5.79 m	19 ft 0 ins
Shop and Built Depth	24.08 m	79 ft 0 ins
Ground Floor Sales	137.59 sq m	1,481 sq ft
Ground Floor Ancillary	20.44 sq m	220 sq ft
Total NIA	158.03 sq m	1,701,sq ft

TERMS

The property is available by way of a new 10 year effective full repairing and insuring lease at a commencing rental of **£26,000 per annum**, subject to five yearly upward only rent reviews.

RATES

Current Rateable Value	£28,000
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agent:-

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