TO LET

4B Russell Hill Place, Purley, Surrey, CR8 2LH



Motor Trade Premises

Motor trade premises with yard available to let under a new lease.

TO LET
£30,000
per annum exclusive

hnf Property

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Description

The property comprises a single storey L shaped motor repair workshop with additional stores, office and staff facilities. The property has solid floors, roller shutter or sliding doors and good ceiling heights.

Location

The property is situated fronting Russell Hill Place which has access both from Russell Hill and also Brighton Road in the centre of Purley. The property is set behind a dedicated hard-standing and is immediately adjoining a pay and display public car park. The surrounding area is an extremely densely populated catchment which an operator would have the benefit of servicing. The property is readily accessible to numerous surrounding roads including Brighton Road, Purley Way and the A22.

Accommodation

Sales Area	153 sq.m. (1,645 sq. ft.)
Internal w/c	
Forecourt Parking	

Tenure

The property is available by way of a new lease, the length of which is to be negotiated.

EPC

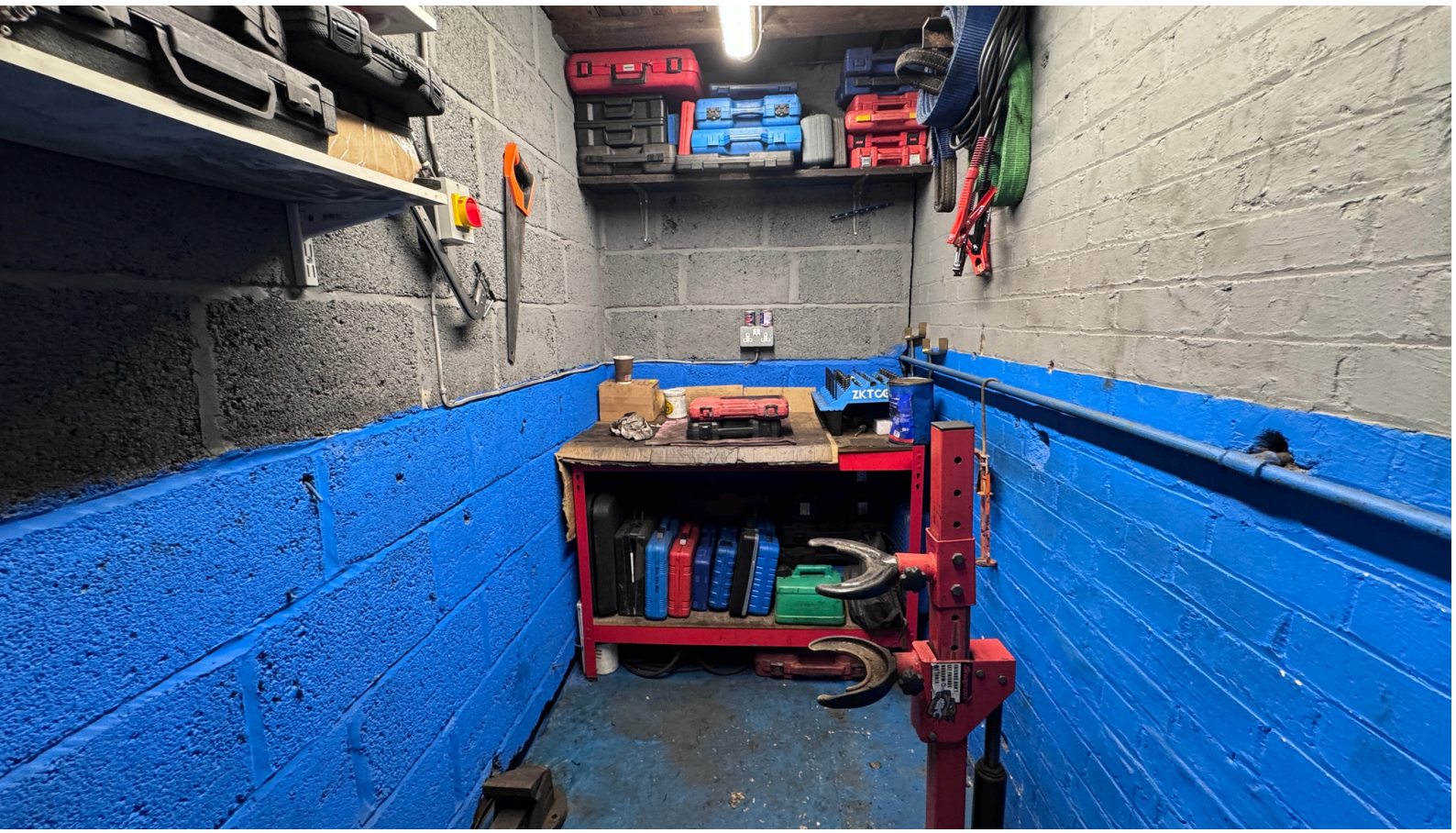
The property has an EPC rating of 91 within Band D.

Rent

An initial rent of **£30,000** (Thirty thousand pounds) **per annum exclusive** is sought.


PEND PAK





Business Rates

The property has a ratable value of £15,250. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

VAT

All rental and capital figures quoted within these details are exclusive of VAT.

Use / Planning

We understand the property currently falls within Class B2 (General Industrial) under the current Use Classes Order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

Contact

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