



69 Brighton Road, Purley, Surrey, CR8 4HD

Highly visible and attractive detached office building for sale

020 8681 2000 | info@hnfproperty.com



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Offers in excess of £800,000

LOCATION: - The property is situated fronting Brighton Road, between Purley and Coulsdon, in a highly visible position, but well set back from the A23. The property benefits from considerable passing vehicular traffic, which is particularly heavy during the rush hour periods, and benefits from a good size parking forecourt making the property highly accessible. The centres of Purley and Coulsdon are within striking distance which provide a range of facilities. The property is a short walk from Reedham mainline station and also Purely station, which provides access into Central London in under 30 minutes. Road links to surrounding areas are excellent with the A23 providing easy access to the M25.

DESCRIPTION: - The property comprises an attractive double fronted detached building, set on a large plot. The property has excellent natural light, gas fired central heating (not tested), neutral decoration and WC facilities at ground and first floors. There are basement storage areas and a garage which provides additional storage. The property has a very large rear garden and has the potential to accommodate an extension subject to any necessary consents. The property is laid out internally with an impressive hall, four ground floor offices, six first floor offices, together with ancillary accommodation and WCs. The basements are full height and provide useful storage capacity. The property retains a number of original features and office rooms are of various sizes ensuring flexibility.

ACCOMMODATION:

Ground Floor

Entrance hall	
Office 1	29.6m ² (318ft ²) approx.
Office 2	23.6m ² (254ft ²) approx.
Office 3	13.4m ² (144ft ²) approx.
Office 4	11.9m ² (128ft ²) approx.
Utility area	5.3m ² (57ft ²) approx.
Male and female WCs	
Total ground floor	83.8m² (902ft²) approx.

First Floor

Large landing	
Office 5	16.1m ² (173ft ²) approx.
Office 6	4.2m ² (46ft ²) approx.
Office 7	24.8m ² (267ft ²) approx.
Office 8	12.9m ² (139ft ²) approx.
Office 9	14.3m ² (153ft ²) approx.
Office 10	14.4m ² (155ft ²) approx.
Kitchen	5.6m ² (60ft ²) approx.
WC	
Total first floor	92.3m² (994ft²) approx.
Basement stores	69.9m² (752ft²) approx.

Externally

Garage	14.1m ² (151ft ²) approx.
Parking forecourt	for numerous vehicles to the front.
Large rear garden.	

USE/PLANNING: - We understand the property falls within Class E of the current Town & Country Planning (Use Classes) Order and is currently occupied as offices. The property is considered suitable for a variety of uses including medical/quasi-medical, education and nursery school or other uses within class E. There is a covenant on the title that may inhibit development as referred to within the paragraph below.

TENURE: - The property is freehold and is offered with the benefit of vacant possession. As highlighted in the planning paragraph above, there is a covenant on the title which reads as follows;

“The purchaser hereby covenants with the Corporation pursuant to s16 of the Greater London Council (general powers) Acts 1974 not to carry out any development at the property such as would require the consent of the Corporation under s22(1) of the Town and Country Planning Acts 1971” The sale is to be unconditional.

PRICE: - Offers in excess of **£800,000** are sought for our client's freehold interest with the benefit of vacant possession.

BUSINESS RATES: - The property has a ratable value of £28,500. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 102 within band E.

VAT: - I understand that exemption has not been waived in respect of VAT and VAT will not be chargeable on the purchase price.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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26th January 2022



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