



921 Brighton Road, Purley, Surrey, CR8 2BP

Lock-Up Shop with Class A2 use TO LET



020 8769 0161

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specialist advice on all property matters

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## £25,000 per annum exclusive

**LOCATION:** - The property is located at the bottom end of Brighton Road near Purley in the main retail area. Brighton Road forms the connecting road between South Croydon and Purley and is a busy commuting route, with significant passing traffic and public transport during rush hour periods. The area benefits from large office buildings and other retail shops resulting in pedestrian flow through the area. There is short term pay and display parking on the side roads and behind the shop. Nearby multiples include Oxfam, Santander, Children's Trust Tadworth, Explore Learning, William Hill, Age UK, post office and Costa, Subway, Ladbrokes and Dignity Funeral care. The property benefits from a bus stop directly outside which will create constant pedestrian foot traffic.

**DESCRIPTION:** - The property comprises a ground floor double fronted lock up shop with entrance doors at both ends. The property was previously used as an estate agent and falls under Class A2 (Professional Services) but can revert back to Class A1 (Retail) leaving this large double front shop open to a multitude of use. The 30ft wooden glazed

frontage gives ample display space. There is also a full height usable basement.

### **ACCOMMODATION**

Net frontage	9.37m (30'7"ft)
Shop Depth	8.13m (26'6"ft)
Sales Area	57.4m <sup>2</sup> (618 sqft)
Storage Area	8.6m <sup>2</sup> (92.5 sqft)
Kitchen	
W/C	
Basement	12.6m <sup>2</sup> (135.6 sqft)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

**TENURE:** - The property is offered by way of a new lease, the length of which is to be negotiated.

**RENT:** - An initial rent of **£25,000 (Twenty five thousand pounds)** per annum exclusive is sought.

**USE/PLANNING:** - We understand the property currently falls within Class A2 (Professional Services) of the current Town and Country (Use Classes) Order, it can also drop down to Class A1 (General Retail) and would suit a variety of retail related trades.

Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

**EPC RATING:** - The property has an Energy Performance Certificate rating of 80 within Band D.

**BUSINESS RATES:** - The property has a ratable value of £24,750. Interested parties should contact the local authority to confirm the rates PAYABLE.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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