



915 Brighton Road, Purley, Surrey, CR8 2BP

Lock-up shop and basement store to let
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£21,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Brighton Road, which is the main commercial environment of Purley, fronting a major thoroughfare. Brighton Road forms a link road between South Croydon and Purley and is a busy commuter route with the property benefitting from vast quantities of passing vehicular traffic and a good deal of pedestrian flow generated by nearby multiples.

Nearby multiples include William Hill, Explore Learning, Santander, Dallas, Coughlans Bakery, Andrews' estate agents, Nationwide Building Society, Subway and Oxfam.

There are short-term parking bays available on the High Street which is behind Brighton Road and there are also public car parks nearby. The surrounding area is an extremely densely populated and reasonably affluent catchment which the parade is able to service.

DESCRIPTION: - The property comprises a ground floor lock up shop, rear hardstanding and storage basement accessed via a trap door. The property has most recently been

used as a specialist convenience store but is considered suitable for a variety of uses.

ACCOMMODATION:

Gross frontage	6.4m
Internal width	6.19m
Shop depth	6.3m
Sales area	38.99m ² (420ft ²) approx.

Small store	
Internal WC	
Basement (Trapdoor access)	23.2m ² (250ft ²) approx.

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

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town & Country Planning (Use Classes) Order and is considered suitable for a variety of trades.

RENT/PRICE: - An initial rent of £21,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £16,750. 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 72 within Band C.

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

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

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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