
TO LET

337 Purley Way, Croydon CR0 4NW



**Lock Up Shop with
Mezzanine Floor &
Ancillary Storage**

A highly visible ground floor lock up shop with lower ground floor ancillary stores and a mezzanine area to let under a new lease.

£15,000
per annum exclusive



0208769 0161

hnfproperty.com

Specialist Advice on all property matters

Description

The property comprises a highly visible ground floor shop fronted premises. Internally, the property is partitioned as a sales area and a first-floor mezzanine space. There are ancillary stores at lower ground floor and a WC. The Property further benefits from an aluminium glazed frontage and an electric roller shutter. The property was most recently used as a retail shop, however, it is considered suitable for a variety of uses such as quasi medical, professional services and some leisure uses.

Location

The property forms part of a parade of shops fronting Purley Way (A23), A major thoroughfare and commercial corridor connecting Thornton Heath and Purley. Purley Way is a bus route, and Waddon train station is within walking distance. Purley Way experiences a vast quantity of passing vehicular traffic which is particularly heavy during rush hour periods. There are temporary parking bays to the front of the parade promoting quick stop trade. The property shares the vicinity with a variety of local traders as well as being within walking distance to Purley Cross retail park which is home to M&S, Aldi, Smyths & Starbucks. The local area is a densely populated residential catchment which the premises is able to service.

Accommodation

Gross frontage	4.5m (15ft)
Internal width	4.4m (14ft)
Max. shop depth	11m (36ft)
Sales area	45.7m ² (491ft ²)
Mezzanine Floor	12.6m ² (136ft ²)
<u>Lower Ground Floor</u>	
Lobby	7.82m ² (84ft ²)
Ancillary Store 1	5.4m ² (58ft ²)
Ancillary Store 2	5.4m ² (58ft ²)
WC	

337 Purley Way, Croydon CR0 4NW

Tenure

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

Rent

An initial rent of **£15,000** (Fifteen thousand pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 65 within band C.









Business Rates

The property has a rateable value of £12,750.

Interested parties should make enquiries of the local authority with regards to their rates payable.

VAT

We are advised by the landlord that the property is not elected to VAT.

Use / Planning

We understand that the property currently falls within class E of the current town and country planning use classes order.

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

Contact

Franco Migliore
Agency Director
Enquiries@hnfproperty.com
0208 769 0161

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.