



## 5 Godstone Road, Purley, CR8 2DH

A highly visible ground floor lock up shop to let under a new lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 5 Godstone Road, Purley, CR8 2DH

## Rent: £15,000 (Fifteen thousand pounds) p.a.x.

**LOCATION:** - The property is situated on the north of Godstone Road, a busy link between Purley and Whyteleafe and beyond. The property is a stone's throw from Purley train station and shares the vicinity with Tesco's and other independent traders. Godstone Road is a bus route, and the property is highly visible to passing vehicular traffic which is particularly heavy during rush hour periods. Purley is a densely populated residential catchment which the property is able to service.

**DESCRIPTION:** - The subject property comprises a prominent ground floor lock up shop to let under a new lease. The property is internally partitioned as a sales area, a rear office and a WC. There is a basement accessed via a hatch (not inspected). There is a shutter to the front of the property. The property was most recently used as a tattoo studio however is considered suitable for a variety of uses.

**ACCOMMODATION:** -

Gross frontage 4m (13 ft)  
Internal width 4m (13 ft) widening to 4.5m (15 ft)  
Shop depth 13.6m (44 ft)  
Studio 69.1 m<sup>2</sup> (743 ft<sup>2</sup>)  
Office 10.23 m<sup>2</sup> (110 ft<sup>2</sup>)  
WC  
Basement

**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 sui generis of the current Town and Country Planning (Use Classes) Order.

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

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

**BUSINESS RATES:** - The property has a current rateable value of £10,750. The property will have a rateable value of £12,250 from 1 April 2026. 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)

**EPC RATING:** - The property has an EPC rating of 52 within Band C.

**VAT:** - We are advised that the property is not elected to VAT.

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

020 8769 0161

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26<sup>th</sup> January 2026



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