



5 Godstone Road, Purley, CR8 2DH

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

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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 ² (743 ft ²)
Office	10.23 m ² (110 ft ²)
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 E 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

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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Viewings by prior arrangement - call our team for more information.

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26th January 2026



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