



12 High Street, Purley, Surrey, CR8 2AA

A well-proportioned ground floor Class E lock-up shop to let under a new lease.

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Rent: £16,500 per annum exclusive

LOCATION: - The property is situated fronting Purley High Street, a popular commercial location in the centre of Purley, to the south of Croydon. Purley High Street links the A22 with the A235 Brighton Road and the property benefits from reasonable vehicular traffic and pedestrian footfall as a result. There is pay and display parking encouraging quick stop trade. Purley train station is within striking distance, and the local area is a densely populated residential catchment that the property is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop formerly used as a coffee shop. The property is currently partitioned as a sales area, a small office and ancillary store. There are male and female WCs to the rear of the property as well as a fire escape. There is an electric roller shutter (not tested).

ACCOMMODATION: -

Gross frontage 4.11m (13ft)
Internal width 4.11m (13ft) narrowing to 3.95m (12ft)
Max shop depth 13.04m (43ft)
Sales area 52.57m² (566ft²) approx.
Office 2.72m² (29ft²)
Rear ancillary 10.58m² (114ft²)
Male & female WCs
Rear fire exit

TENURE: - The property is available 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 and is considered suitable for a variety of uses.

Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer.

RENT: - A rent of £16,500 (sixteen thousand five pounds) per annum exclusive.

BUSINESS RATES: - The property has a rateable value of £14,500. Interested parties should make enquiries of the Local Authority in respect of the rates payable.

EPC RATING: - The property has an EPC rating of 102 within Band E.

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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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 17/10/2025



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