



## 16-18 High Street, Purley, CR8 2AA

A well fronted ground floor shell and core Class E unit available on a new lease

020 8681 2000

info@hnfproperty.com



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# 16-18 High Street, Purley, CR8 2AA

## £26,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Purley High Street in a popular commercial location in the center of Purley to the south of Croydon. Purley High Street links the A22 with the A235 Brighton Road and the property is a reasonable traffic thoroughfare as a result. There are short term parking bays on the High Street which are available on a pay and display basis and includes 30 minutes free of charge parking encouraging quick stop trade. Nearby there are sizeable office buildings and other retailers which generate a reasonable amount of pedestrian flow, and the surrounding area is a densely populated and relatively affluent catchment area which the property is able to service.

**DESCRIPTION:** - A well fronted ground floor shell and core unit in one of Purley's popular commercial locations. The property is in shell and core condition and is considered suitable for a variety of uses.

**ACCOMMODATION:** -

Gross frontage	5.790m (19ft)
Internal width	5.790m (19ft widening to 7.133m) (23ft)
Shop depth	11.747m (38ft)
Gross internal area	76.603m <sup>2</sup> (824ft <sup>2</sup> ) approx.

All figures relating to the accommodation are approximate and for the purpose of guidance only.

**USE/PLANNING:** - We understand the property currently falls within Class E of the current Use Classes Order and is considered suitable for a wide variety of uses. Prospective occupiers are advised to make their own enquiries of the Local Planning Authority.

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

**RENT/PRICE:** - An initial rent of £26,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property is to be subject of a rating revaluation following physical alteration.

**EPC RATING:** - An EPC has been commissioned and will be made available upon request.

**VAT:** - We are advised by the landlords 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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2<sup>nd</sup> May 2024



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