



Freehold motor repair site and buildings for sale with the benefit of short term income and consent for MOT in one unit. Of interest to operators, investors and developers and with future development potential, subject to any necessary consents.

020 8681 2000 | info@hnfproperty.com



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Units 4, 4A & 4B Russell Hill Place, Purley, Surrey, CR8 2LH

£875,000 Freehold

LOCATION: - The properties are situated fronting Russell Hill Place which has access both from Russell Hill and also Brighton Road in the centre of Purley. The three properties are all adjoining and share a central courtyard which provides access and parking for the three buildings. Adjoining the buildings is a pay and display public car park and the property is within walking distance of all the facilities provided by Purley including its mainline station. Brighton Road and Russell Hill are both bus routes and the surrounding area is an extremely densely populated catchment which operators have the capacity to service.

DESCRIPTION: - Unit 4 benefits from a car spraying licence and has a paint oven within. Unit 4B has been licensed for MOT although this work is currently not undertaken. Both licences are relatively rare and can be difficult to obtain. All units have solid floors at ground floor, roller shutter access and there are W/C facilities at various points. Unit 4B is to be sold with all equipment in place.

ACCOMMODATION:

Unit 4

Ground Floor 168.50m² (1,815ft²) approx.

Mezzanine 40m² (430ft²) approx.

Total: 208.50m² (2,245ft²) approx.

Unit 4A 103m² (1,110ft²) approx.

Unit 4B 153m² (1,645ft²) approx.

Yard areas to the front

USE/PLANNING: - We understand the properties currently fall within Class B2 (General Industrial) of the current Use Classes Order and the premises have been used for many years as motor trade workshops.

It is considered that there may be future development potential, either in isolation or in conjunction with neighbouring sites, subject to any necessary consents.

TENURE: - We understand the properties are freehold and will be subject to vacant possession of Unit 4B and subject to short-term tenancies contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954, Part II, as amended in respect of Units 4 and 4A.

Details in relation to the tenancies are available upon request.

BUSINESS RATES: - The properties have a ratable value of:

Unit 4 - £14,750

Unit 4A - £7,500

Unit 4B - £8,600

Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The properties have Energy Performance Certificate ratings of:

Unit 4 – 87 within Band D

Unit 4A – 85 within Band D

Unit 4B – 91 within Band D.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000. Attn: Mr Peter Friend.

Gildersleve & Payne – Joint Agents
Attn: Nick Payne – 0208 686 4400.

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