



22 High Street, Purley, CR8 2AA

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

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22 High Street, Purley, CR8 2AA

£28,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Purley High Street in 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 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 60 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: - The property comprises a well fronted ground floor shell and core unit ready for a new occupiers fit out. The property is suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage	5.351m (17ft)
Internal width	5.351m (17ft) extending to 6.281m (20ft)
Shop depth	15.6m (51ft)
Gross internal area	93.34m ² (1,004ft ²) 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 £28,000 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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Viewings by prior arrangement - call our team for more information.

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2nd May 2024



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