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CALUMCOURT



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UNDERFLOOR
HEATING

32a High Street, Purley, Surrey, CR8 2AA

Shop fronted premises to let with additional consent for use as a pizzeria.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

32a High Street, Purley, Surrey, CR8 2AA

£15,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Purley High Street in an accessible and prominent position. Purley High Street retains a mixture of multiple and more local occupiers, and the property shares the vicinity with multiples including Boots, Ladbrokes, and the local leisure centre. Purley High Street is a relatively busy thoroughfare and bus route and there are short term parking bays provided with 30 minutes free car parking available. This encourages quick stop to the locality. The property is within walking distance of Purley station and there are a number of bus routes which service the wider locality. Purley is a reasonably affluent area which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor shop fronted premises offered in shell condition and considered suitable for a variety of operations. The property has an aluminium shopfront, mainly solid floors, high ceilings and services to new service heads. There is a rear fire exit, and the property has a small return frontage.

ACCOMMODATION: -

| | |
|------------------|---|
| Gross frontage | 3m |
| Return frontage | 2.03m |
| Internal width | 2.93m widening to 2.99m after .93m and widening to 3.27m after a further 1.43m. The property narrows to 2.78m at the very rear. |
| Shop depth | 9.74m |
| Total floor area | 29.63m ² (320ft ²) approx. |

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 would fall within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order. In addition, the property has the benefit of consent as a sui generis takeaway premises but restricted to a pizzeria or similar due to the need for electric cooking only and limited extraction.

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

RENT/PRICE: - An initial rent of £15,000 (fifteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property is to be assessed for business rates. Enquiries should be made of the Valuation Office Agency in this regard.

EPC RATING: - The property has an EPC rating of forty-seven within band B.

VAT: - We understand that VAT is not to be chargeable in respect of rents and other outgoings on this property.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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info@hnfproperty.com

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

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

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24.07.2024



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