



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

Motor repair workshop and yard to let
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

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

£47,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Russell Hill Place, which is accessed from Russell Hill and Brighton Road, in the centre of Purley. Russell Hill Place runs parallel with Brighton Road and is set to the rear of a retail parade. The property is within walking distance of the amenities of Purley including a mainline station and there is the benefit of a public car park immediately adjoining the site. The surrounding area is a densely populated catchment which is affluent in nature. Vehicular links to surrounding areas are excellent via the A23 and A22.

DESCRIPTION: - The property comprises a ground floor motor repair workshop with first floor ancillary office and a dedicated yard. The property has 4 roller shutter doors together with a pedestrian accessway. The property has been used for many years as a motor repair workshop, body shop and paint shop. The property is considered suitable for a variety of operations and is flexible in arrangement.

ACCOMMODATION: -

Unit 4

Ground floor 168.50m² (1,815ft²) approx.
First floor ancillary 40m² (430ft²) approx.
(including shower room and kitchen area)

Unit 4A

103m² (1,110ft²) approx.

Dedicated yard to the front.

USE/PLANNING: - We understand the property currently falls within Class B2 (General Industrial) of the current Town & Country (Use Classes) Order and the premises has been used for many years for motor trade purposes.

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

RENT/PRICE: - An initial rent of £47,500 per annum exclusive is sought.

BUSINESS RATES: - The properties have the following ratable values:

Unit 4 - £19,250 from 1 April 2023
Unit 4A - £9,600 from 1 April 2023

Interested parties should contact the local authority to confirm the rates payable and any transitional reliefs available. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The properties have the following EPC ratings:

Unit 4 – 87 within Band D.
Unit 4A – 85 within Band D.

VAT: - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

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

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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7th March 2023



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