



# 14 High Street, Purley, Surrey, CR8 2AA

A prominent ground floor Class E retail shop and basement to let



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

# 14 High Street, Purley, Surrey, CR8 2AA

## £20,000 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 area.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop with basement recently used as a beauty salon under Use Class E and is considered suitable for a variety of trades. The property has a full floor to ceiling glass shop front and glass return frontage. There is a full height basement, separate treatment and staff room with male and female WCs as well as tiled flooring.

### **ACCOMMODATION:**

Gross frontage	3.37m (10ft) approx.
Splay frontage	1.529m (5ft) approx.
Return frontage	2.326m (7ft) approx.
Internal width	4.492m (10ft) approx.
[unclear]	
Sales area	71.040m <sup>2</sup> (764ft <sup>2</sup> ) approx.
Treatment room	6.702m <sup>2</sup> (72ft <sup>2</sup> ) approx.
Staff room	12.347m <sup>2</sup> (132ft <sup>2</sup> ) approx.
Basement	14.857m <sup>2</sup> (159ft <sup>2</sup> ) approx.

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

**USE/PLANNING:** - We understand the property currently falls within Class E (Retail / Office) 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:** - An initial rent of £20,000 per annum exclusive is sought.

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

**BUSINESS RATES:** - The property has a ratable value of £14,000. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of E.

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

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

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



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 given notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

13<sup>th</sup> March 2023



specialist advice on all property matters



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

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 given notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

13<sup>th</sup> March 2023



specialist advice on all property matters