



909-911 Brighton Road, Purley, Surrey, CR8 2BP

A highly prominent and visible Class E corner unit to let on a new lease

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Rent: £32,500 per annum

LOCATION: - The property occupies a highly prominent position fronting both Brighton Road and Purley High Street forming the main commercial environment. Brighton Road is a bus route forming a link road between South Croydon and Purley and is a busy commuter route. The property benefits from vast quantities of passing vehicular traffic and a good deal of pedestrian flow generated by nearby multiples including William Hill, Dallas Chicken and Coughlan's Bakery. There is short term parking on Brighton Road and public car parks nearby. The surrounding area is extremely densely populated and a reasonably affluent catchment area which the parade is able to service.

DESCRIPTION: - The property comprises a well fronted corner position on the east side of Brighton Road at its junction with the High Street. The property was most recently used as an estate agents' office, however, is considered suitable for a variety of uses. The property benefits from male and female WC's, a small open yard area to the rear, air conditioning (not tested) and a basement.

ACCOMMODATION: -

Gross frontage 23.782m (78ft approx.)
Ground floor 72.276m² (778ft²)
Basement 33.44m² (360ft² approx.)

Male and female WCs
Kitchenette
Small yard

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated. We understand that the property will be available from November 2024.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of trades. Interested parties should make enquiries of the local authority in respect of their intended use prior to offer

RENT: - An initial rent of £32,500 (thirty two thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £24,750. Interested parties should contact the Local Authority to confirm the rates payable. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 88 within Band D.

VAT: - All rentals 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

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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2nd September 2024



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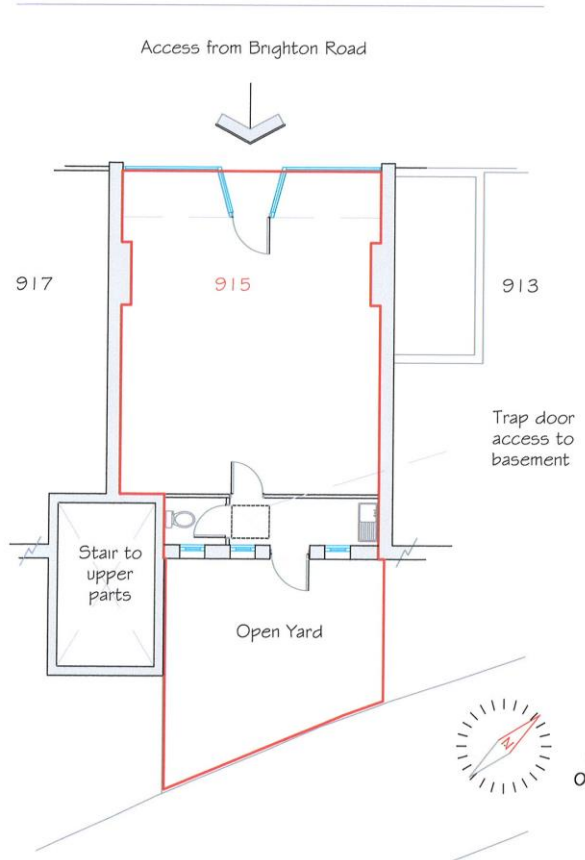
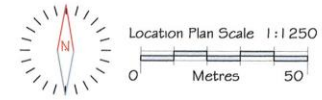
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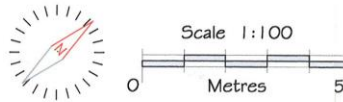
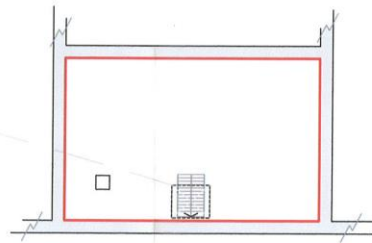


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Ground Floor Plan



Basement Plan



This drawing is for use as a lease plan only and must be reproduced at A3 to maintain scale.

Demise of lease is shown in red and must be checked by all parties to lease. Common areas [if shown] are edged in blue.

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May and Philpott Raworth House 36 Sydenham Road Croydon CR0 2EF		
Lease Plan Ground floor and basement shop		
Location 915 Brighton Road Purley CR0 2BP	Client	
Scales 1 to 100 [at A3]	Dwg No MP277	Date 27Sep10

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