



**James ashley**  
**commercial**  
property consultants

3 Purley Parade | High Street | Purley | CR8 2AB  
PRIME SHOP TO LET

# 3 Purley Parade | High Street | Purley | CR8 2AB | PRIME LOCK-UP SHOP TO LET

- ground floor
- 98.47 m<sup>2</sup> (1,060 ft<sup>2</sup>) approx.
- 'e' use class
- rent: £29,500 per annum
- fronting brighton road (a235)
- near train station

## DESCRIPTION

Prime mid terrace lock-up shop, formerly a hairdressers and currently arranged as an open plan front sales area with a good ceiling height, air conditioning, treatment room, store room/manager's office, kitchen/staff room and single WC. There is a small outside area/yard to the rear of the premises.

We understand that the premises currently has 'E' Use Class. Alternative uses will be considered subject to planning.

## LOCATION

Situated in a prominent position on the High Street, Woburn Avenue and Whytecliffe Road South and just off Brighton Road (A235) in the centre of Purley.

Neighbouring occupiers include; Sainsburys Local, KFC, Card Factory, Nationwide, Coughlans, Subway, Ladbrokes and Boots, together with a good mix of other independent and local traders.

Purley mainline railway station is within walking distance, providing services to London Bridge, London Victoria, Clapham, East Croydon, Caterham, Horsham, Three Bridges, Tattenham Corner and Brighton. There are also buses serving the area, located on Brighton Road.

## ACCOMMODATION

Ground floor	98.47 m <sup>2</sup>	1,060 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Full Repairing and Insuring Lease is being offered on terms to be agreed.

## BUSINESS RATES

We understand that the current rateable value is £19,250. Contact Croydon Council on 020 8726 6000 to confirm what amount is actually payable.

## VIEWING

Strictly by prior appointment via the landlords sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



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