



CLASS E UNIT TO LET IN PURLEY

**1 PURLEY PARADE, HIGH STREET,
PURLEY, CROYDON, CR8 2AB**



Location:

The subject property occupies a prominent, highly visible corner position on Purley Parade situated on Purley High Street, in close proximity to its junction with Brighton Road.

Purley Station (Southern & Thameslink Rail services) is located a short walk away from the property, providing services to London Victoria, London Bridge, Gatwick Airport, and beyond.

Nearby well-known multi-national occupiers include: Card Factory, Sainsbury's Local, KFC, Nationwide, Subway, Oxfam, Specsavers, Cake Box, Holland & Barrett and Costa, amongst several other multiples and many established independent operators.

Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

Ground Floor: 1,045 sq. ft. (97.06 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£30,000 per annum exclusive.

Lease:

The premises are available by way of a new FRI lease subject to 5 yearly upwards only rent reviews.

Rates:

The current rateable value is £21,000 ([VOA Link](#)).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

