



271 Purley Way, Croydon CR0 4XF

Class 'E' / Retail Unit

TO LET

PROPERTY SUMMARY

- **Prominent position on A23 Purley Way opposite Currys & Aldi**
- **Double fronted ground floor Class 'E' / Retail unit**
- **Potential for a variety of uses**
- **Total area of 721 sq.ft (66.98 sq.m)**
- **Rent £20,750 per annum exclusive**
- **Three parking spaces to the front**
- **2-bed flat above may be available to rent by separate negotiation**

LOCATION

The premises occupy a prominent location on the A23 Purley Way between Five Ways and Valley Park. Purley Way is a well known retail area with a good selection of major retailers such as Currys, M&S, Aldi, Next Home, Decathlon and Ikea at Valley Park. Waddon station is approximately half a mile away, with Wandle Park tram stop also nearby.

ACCOMODATION

A well configured rectangular, open plan retail / Class E unit. The premises also benefit from a toilet and kitchenette to the rear and off-street parking to the front. The accommodation and net internal floor areas are as follows:-

Retail Area	710 sq.ft	(65.96 sq.m)
Kitchenette	<u>11 sq.ft</u>	<u>(1.02 sq.m)</u>
Total Area	721 sq.ft	(66.98 sq.m)

Exterior

3 parking spaces to the front

TERMS

The premises are immediately available to let on a new full repairing and insuring lease, for a term to be agreed, at a rent of £20,750 per annum exclusive.

Interested parties should note that the 2-bedroom flat above may also be available to rent by separate negotiation.

Subject to Contract

VAT We understand that VAT is **not** applicable to the rent.

RATING

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £12,750. The current UBR is 49.9 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Croydon Council.

EPC – TBC

LEGAL COSTS - Each party is to bear their own legal costs.

For further information or to view please contact

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