

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

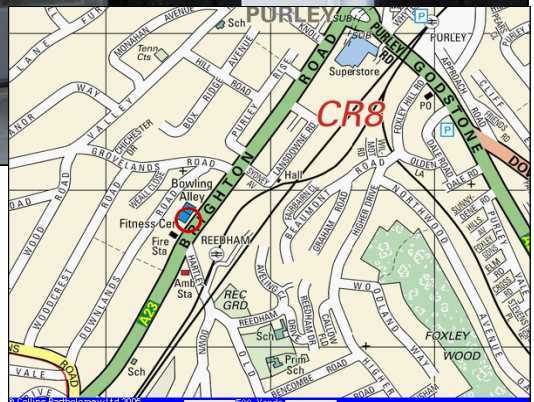
RETAIL UNIT (A1/A2 Uses)

TO LET

(Newly Refurbished)



120 Brighton Road
Purley, Surrey,
CR8 4DB



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CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

120 Brighton Road, Purley, Surrey, CR8 4DB

Location:

The property is located on a mixed use parade on the North side of this very busy stretch of the main A23 Brighton Road close to the junction with Old Lodge Lane. The property is well served by public transport with local buses passing the door and with Reedham Station being just around the corner. Short term parking is available outside the property and there is a large car park nearby.

Description/Accommodation:

The property comprises a former Estate Agency which has recently been refurbished to provide a clear professional office/retail space on the ground floor with 4 rooms at lower ground floor level which can be used for storage or office use. There is also a modern kitchenette and wc at the lower level.

The property has the benefit of a gas fired central heating system and air cooling via a ceiling mounted cassette unit at ground floor level.

The property comprises the following approximate dimensions:

Ground Floor		
Retail /Office Area:	34.64 sq m	(373 sq ft)
Lower Ground Floor		
Office/Storage /Kitchenette	46.26 sq m	(498 sq ft)

Terms:

The property is available by way of a new lease for a term to be agreed at a rent of £12,000 per annum subject to contract and VAT (if applicable).

Business Rates

The Rateable Value is £5,600 and the UBR for 2011/12 is 42.6p in the £.

Legal costs:

Each party to pay their own legal costs incurred in this transaction.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment with Agents
Gildersleve & Payne
Peter Gildersleve FRICS
Or Jane Pearce BA Hons
Tel: 01883 723888
Email info@gpcommercial.co.uk



Energy Performance Certificate:

