

**TEL: 01883 723888**

31 Station Road West,  
Oxted, Surrey, RH8 9EE  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)  
[www.gpcommercial.co.uk](http://www.gpcommercial.co.uk)

**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## SHOP/OFFICE TO LET

**With A1/A2 Consents plus car park**



**13 Russell Hill Parade, Purley,**  
**Surrey, CR8 2LE**

# 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.*

# 13 Russell Hill Parade, Purley, Surrey, CR8 2LE

## Location:

The property occupies an extremely prominent corner location at the combined junctions of the main A23 Purley Way, Foxley Lane and Russell Hill Parade. It also enjoys a long return frontage with tremendous scope for advertising the occupiers business. The property is close to all the local amenities including the main railway station with regular services to Croydon and London. Most of the roads in this area are now classified as a red route, but special areas have been set aside along Russell Hill Parade for short term parking and for the loading and unloading of service vehicles. Metered parking is also available in the adjoining Russell Hill Road and surrounding areas. Access can be gained to the Motorway network by heading south, either along the A22 or A23, which bisect the M25 at junctions 6 and 7 respectively.

## Description/Accommodation:

A former Bank premises, the current arrangement of the property is as an A2 professional office but here-with scope for conversion to A1 retail. The interior has been substantially cleared, leaving just the original Manager's office which is screened off to one side. Towards the rear of the unit is the central heating boiler and kitchen sink, behind which there are separate gents and ladies w.c's. One of the main benefits of this property is the rear courtyard which is accessed from Foxley lane and provides two car parking spaces.

The approximate floor areas are as follows:

Internal Width	5.2m	(17'1)
Narrowing to	4.75m	(15'7)
Shop Depth	11.8 m	(38'8)

Retail/Office	57.9 sq m	(623 sq ft)
---------------	-----------	-------------

## Terms:

The property is available on a new lease for a term of 8 years at a rent of £10,500 per annum with a rent review after 4 years, subject to contract and VAT (if applicable).

## Legal costs:

Each party to be responsible for their own legal costs incurred in this transaction.

## Business Rates:

According to the Government website the property has a Rateable Value of £9,500 per annum. The UBR for 2011/12 is 42.6p in the £.

## Viewing:

By appointment with Sole Agents  
Gildersleve & Payne  
Contact Peter Gildersleve FRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

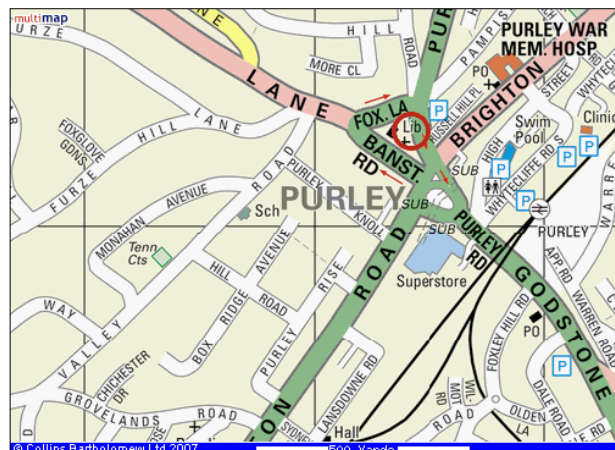
## Property Misdescriptions Act 1991

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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



© Collins Bartholomew Limited (2005); Reproduced by Permission of Harper-Collins Publishers Limited

## Energy Performance Certificate:

Available for inspection.



Gildersleve & Payne and GP Commercial are trading names of PFG Properties Limited.  
Registered Company No 4841473 Company Registered in England  
Registered Office Address: Moorgate House, 7b Station Road West, Oxted, Surrey, RH8