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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

**RETAIL UNIT**  
**With A1 & A3 & A4 Uses**  
**TO LET**



**16 Tudor Court, Russell Hill Road,**  
**Purley, Surrey, CR8 2LA**

- **Town Centre Location**
- **Staff Parking at Rear**
- **Rear Delivery Access**
- **Cellar Storage**

**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.*

**16 Tudor Court,**  
**Russell Hill Road,**  
**Purley, Surrey, CR8 2LA**

**Location:**

The property is situated in Russell Hill Road in the centre of Purley, close to the junction of the A23 and A22. Russell Hill Road is a busy one way street with a variety of retail traders that includes Laura Ashley and Pizza Express.

**Accommodation:**

A lock up shop with a net internal area on the ground floor of approximately 88 sq m (947 sq ft) with a small storage area in the basement with direct access from the rear delivery area.

**Planning:**

Planning Consent has already been granted for A1 retail, A3 Catering and A4 Wine bar/Club Uses.

**Terms:**

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £20,000pa plus VAT (if applicable).

**Legal Costs:**

The ingoing tenant to be responsible for both parties' legal costs.

**Business Rates:**

According to the Government website the property has a Rateable Value of £9,300. The UBR for 2011/12 is 42.6p in the £.

**Energy Performance Certificate:**

Available for inspection



**Viewing:**

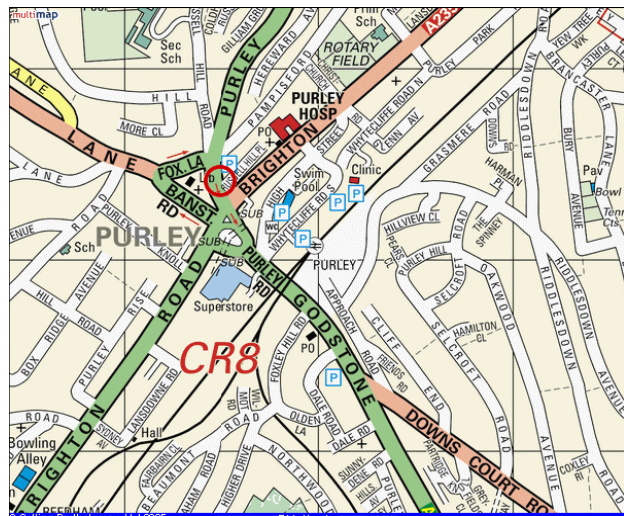
Strictly by appointment with Sole Agents  
Gildersleve & Payne  
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**Property Misdescriptions Act 1991**

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



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