

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

SHOP TO LET IN PURLEY TOWN CENTRE



935 Brighton Road
Purley, Surrey
CR8 2BP

- Excellent Location
- Modern Shop Front
- Secure yard at rear



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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.

935 Brighton Road Purley, Surrey

Location

The shop is located on the North side of Brighton Road, immediately adjoining Keith Harris Carpets and Ladbrokes with Lorimers Stationers and Toy Shop opposite. There is short term High Street parking immediately opposite with two off-street car parks close by, one immediately behind the shops on the other side of Brighton Road and the other off the High Street to the rear of the premises.

Description/Accommodation

Modern lock up shop with clear retail area and with a separate storage/staff room to the rear, secure walled yard immediately behind where temporary storage buildings could be erected with Landlord's consent.

The approximate net internal floor areas are as follows:

Retail	35.0 sq m	(377 sq ft)
Storage/Staff	14.77 sq m	(159 sq ft)
Rear Yard	54 sq m	(581 sq ft)

Terms

A new lease is available for a term to be agreed at a commencing rent of £15,000 per annum, 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

The Rateable Value is £8,600 and the UBR for 2011/12 is 42.6p in the £.

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
Tel: 01883 723888
Email info@gpcommercial.co.uk



Energy Performance Certificate

