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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpcommercial.co.uk

PRIME SHOP
TO LET
IN CENTRAL PURLEY
(A1/A2 user)



951 Brighton Road
Purley, Surrey, CR8 2BQ

- Suitable for A1 or A2 Uses
- Staff Parking at Rear

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,

951 Brighton Road Purley, Surrey, CR8 2BQ

Location:

The property occupies a prominent position next to Barclays Bank on the Brighton Road close to Purley Cross which is the main junction between the A22 and A23 Trunk Roads. Pizza Express is immediately opposite and the Tesco Superstore is close by being positioned on the other side of the cross road.

Description/Accommodation:

The shop comprises a ground floor lock up unit with integral wc and has the benefit of a suspended ceiling with CAT II lighting, a gas fired central heating system and an air cooling unit. A single parking space is available for staff at the rear.

The approximate floor area is as follows:

| | | |
|--------------|-----------|-------------|
| Ground Floor | | |
| Retail | 54.4 sq m | (586 sq ft) |

Terms:

A new lease is available for a term to be agreed at a commencing rent of £18,500 per annum, subject to contract and VAT if applicable.

Business Rates

The Rateable Value is £12,250 and the UBR for 2011/12 is 42.6p in the £. (NB: It is believed that the Rateable Value includes part of the property being retained by the Landlords, in which case the assessment will be split between the two parts which will inevitably result in a reduction in the RV of the part being let).

Legal costs:

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

Energy Performance Certificate:

Available upon request.

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

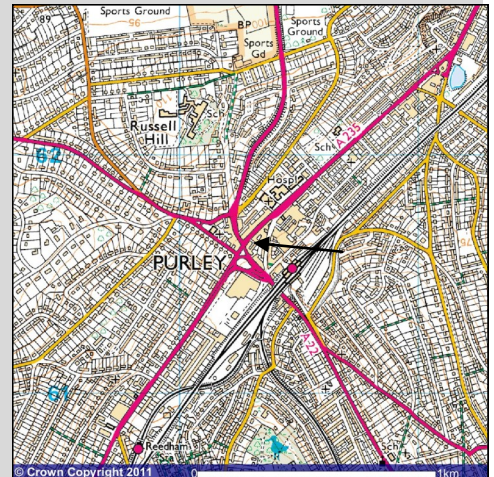
Strictly by appointment with Agents

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