

RETAIL UNIT (USE CLASS E)

**TO LET**

**020 8686 4400**

**GPCOMMERCIAL.CO.UK**



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **1 Old Lodge Lane**  
Purley, Surrey, CR8 4DG



**A RARELY AVAILABLE  
PROMINENTLY SITUATED CORNER  
PROPERTY WITH FRONTAGES TO  
MAIN A23 BRIGHTON ROAD AND  
OLD LODGE LANE**

- Prominent corner position
- On site car parking
- Excellent local transport links

### Viewing by appointment

G&P Property  
21-23 Southbridge Place  
Croydon  
Surrey, CR0 4HA

**020 8686 4400**

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### Location

The property occupies a prominent location with frontages on to both the main A23 Brighton Road and Old Lodge Lane.

The property is well served by public transport with numerous bus routes passing along Brighton Road and Reedham Station is a short walk from the property providing a regular service to East Croydon. The property benefits from on site parking and short term parking is also available along Old Lodge Lane.

Purley Town Centre lies approximately 1 mile to the north of the property.

### Description/Accommodation

The property comprises a large ground floor area, currently separated into three individual showrooms, with rear storage/office and kitchenette and wc's. The property would suit a variety of different uses and can be reconfigured accordingly. There is also a large area on the first floor which would be suitable for additional retail or showroom use as well as additional office/ ancillary accommodation.

The property benefits from parking to the front as well as a loading door into a rear storage area.

### Internal Area

Net internal areas as follows:

Ground Floor	213 sq m	2297 sq ft
First Floor	175 sq m	1885 sq ft

### Use

Use Class E

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£60,000 per annum, Subject to Contract.

### VAT

We understand that VAT is not applicable.

### Business Rates

According to the Government website the property has a Rateable Value of £34,750. The UBR for 2021/22 is 49.9p in the £.

### Legal costs

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

### Energy Performance Certificate

The Energy Performance Ratings are as follows:

1 Old Lodge Lane: C (74)

Full information is available upon request.



### Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.