

E Class Property
TO LET

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 102 Brighton Road
Purley, Surrey, CR8 4DB



E Class Ground Floor and Basement Property To Let

- Excellent visibility
- Corner position.
- Ground and Lower Ground floor premises.

Viewing by appointment

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

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Location

The property forms part of a mixed use parade on the north side of this very busy stretch of the main A23 Brighton Road close to the junction with Old Lodge Lane.

The property is well served by public transport with local buses passing the door and with Reedham Station being just around the corner. Short term parking is available outside the property and there is a large car par opposite.

Description/Accommodation

The property comprises a good sized open plan retail space with a large basement to the lower ground floor, this basement has most recently been in use as a Boxing Gym and benefits from two WC's as well as pedestrian access to the rear.

The property would suit a variety of uses including retail, restaurant and leisure use.

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor	22 sq m	236 sq ft
Basement	82.03 sq m	883 sq ft
Total	104.03 sq m	1119 sq ft

Terms

A new effective full repairing and insuring Lease is available for a term of years to be agreed.

Rent

£13,000 per annum plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government Website the current Rateable Value of the property is £23,250. The UBR for 2023/24 is 49.9p in the £. NB: Small Business Relief may apply. For more details contact the Business Rates Department at Croydon Council.

Legal costs

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

Energy Performance Certificate

Rating C (68). Full information upon request.



Property Misdescriptions Act

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