

RETAIL UNIT
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **27 High Street**
Purley, Surrey, CR8 2AF



**USE CLASS E
RETAIL UNIT**

TO LET

- Corner position
- Busy location
- Good passing foot traffic

Viewing by appointment

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

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Location

The property is located just off Purley High Street in a well used pedestrian cut through in the Centre of Purley, close to the junction of the A23 and A22. Purley High Street is a busy one way street with a variety of retail traders that includes Pizza Express and Sainsburys.

Description/Accommodation

The property comprises an open plan ground floor retail unit in a corner position previously trading as an after school club. The property benefits from a wc and kitchenette

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor **22.15 sq m** **238 sq ft**

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 £12,000 per annum plus VAT (if applicable) subject to periodic rent reviews.

Business Rates

According to the Government website the property has a Rateable Value of £6,100. The UBR for 2023/24 is 49.9p in the £. Small Business Relief may apply. Please contact Local Council for more information.

Legal costs

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

Energy Performance Certificate

Awaiting Energy Performance Certificate



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.
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