

SHOP  
**TO LET**

**020 8686 4400**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **7-9 Godstone Road**  
Purley, Surrey, CR8 2DH



**TWO RETAIL UNITS  
WITH REAR STORAGE AREA**

**AVAILABLE INDIVIDUALLY OR AS A WHOLE**

**Viewing by appointment**

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

**020 8686 4400**

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
David Sutton BA (Hons)  
[davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)

**7-9 Godstone Road**  
Purley, Surrey, CR8 2DH



**G&P PROPERTY**  
COMMERCIAL FOCUS

### Location

The property is situated in central Purley with frontage to the main A22 Godstone Road. Purley itself is located at the junction of the A22 and A23, both of which link to the M25 at junctions 6 and 7 respectively.

Purley benefits from excellent communications both by road and rail with Purley Railway Station being a short walk from the property providing excellent rail links to East Croydon (5 minutes), London Bridge (22 minutes), London Victoria (25 minutes) via Redhill (9 minutes) and Gatwick Airport (21 minutes).

Local facilities in Purley include a Tesco Store opposite, Sainsburys Local, Boots, Pizza Express and a large variety of local and independent restaurants and cafes.

### Description/Accommodation

The accommodation available comprises two retail units together with rear storage/workshop accommodation.

### Terms

The two retail units are available to let individually or as a whole together with the rear storage area which connects with number 9 Godstone Road.

### Rent

The units are available for a Lease term to be agreed at a rent of:

Number 7: £12,000 per annum  
Number 9: £20,000 per annum

Plus VAT (if applicable), subject to contract.

### Internal Area

Net internal areas as follows:

#### Number 7:

Ground floor Retail/Sales Area:	25.68 sq m	276 sq ft
Ancillary wcs	24.49 sq m	264 sq ft
<b>TOTAL</b>	<b>50.17 sq m</b>	<b>540 sq ft</b>

#### Number 9:

Ground floor Retail/Sales Area:	64.54 sq m	695 sq ft
Kitchen	19.16 sq m	206 sq ft
2 x wc		
<b>TOTAL</b>	<b>83.70 sq m</b>	<b>901 sq ft</b>

Rear Storage	167 sq m	1,800 sq ft
--------------	----------	-------------

### Business Rates

According to the Government website the Rateable Value is as follows:

Number 7:	£6,400
Number 9:	£10,250
Rear Number 9:	£15,000

The UBR for 2024/5 is 49.9p in the £.

### Legal costs

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

### Energy Performance Certificate

Awaiting Energy Performance Certificates.



### 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.