

RETAIL UNIT/USE CLASS E

TO LET

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G&P PROPERTY
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 **19 The Parade**
Old Lodge Lane, Purley, Surrey, CR8 4DG



RETAIL UNIT/USE CLASS E

TO LET

- Good trading position
- One hour free on street parking
- Close to Reedham Station
- Part of a busy local shopping parade

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
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19 The Parade

Old Lodge Lane, Purley, Surrey, CR8 4DG

Location

The property is located in a mixed use parade on Old Lodge Lane year to the junction with the main A23 Brighton Road. 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 amiable outside the property.

Description/Accommodation

The property comprises a good size ground floor retail unit with wc and kitchenette to the rear.

The property has most recently been in use as a convenience store but has been refurbished and presents in a very good condition and therefore would be suitable for a variety of uses under the E Class Use.

Internal Area

Net internal areas as follows:

Ground Floor		
Retail	49.24 sq m	530 sq ft
Storage	15.36 sq m	165 sq ft
Total	64.57 sq m	695 sq ft

Terms

A new lease is available for a term to be agreed at a rent of £10,000 per annum, subject to contract and VAT (if applicable).

Business Rates

According to the Government website the current Rateable Value of the property is £6,500. The UBR for 2022/23 is 49.9p in the £.

Legal costs

Each Party to be responsible for their own legal costs.

Energy Performance Certificate

The Energy Performance Rating is C (72). More information available upon request.



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Property Misdescriptions Act

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