

Oxted Office:
Tel 01883 723888
Croydon Office:
Tel 020 8686 4400
Email info@gpcommercial.co.uk



**Unit 9 - 11
Royal Oak Centre,
Purley
Surrey
CR8 2PG**

CLASS E PROPERTY TO LET

**Suitable for Storage, Leisure or Office Use
with Car Parking**

Location:

The property is located on the main A232 between Croydon and Purley. There are excellent transport links to Central Croydon, Purley via road, bus and train.

Sat Nav: CR8 2PG

www.gpcommercial.co.uk

IMPORTANT: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

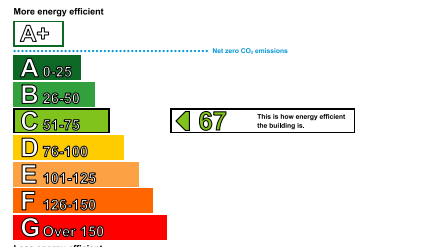
Energy Performance Certificate HM Government
Non-Domestic Building

Units 8-11
Royal Oak Centre
725 Brighton Road
PURLEY
CR8 2PG

Certificate Reference Number:
0995-9718-1830-5400-3803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	372
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	103.24
Primary energy use (kWh/m ² per year):	610.66

Benchmarks

Buildings similar to this one could have ratings as follows:

- 25 If newly built
- 74 If typical of the existing stock



The approximate net internal areas are as follows:

Ground Floor	340 sq m	3,662 sq ft
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Description/Accommodation:

The property has most recently been used as a Gambling Centre/ Bar and as such is completely open plan with kitchenette and wc facilities as well as a small office located on the mezzanine. Car parking is available on the upper deck.

The property would be suitable for storage, office or leisure uses.

Terms:

The property is available by way of a new lease for a term to be agreed, subject to a rolling mutual break with 6 months prior notice from 27th September 2023

Rent:

£28,000 per annum plus VAT, subject to contract.

Business Rates:

According to the Government website the property has a Rateable Value of £39,500. The UBR for 2021/22 is 49.9p in the £.

Legal costs:

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

Energy Performance Certificate:

Full information available upon request.

Viewing

For further information, or to arrange an inspection please contact
Sole Agents
Gildersleve & Payne
Tel 020 8686 4400
Contact: Nick Payne MRICS
Email: nickp@gpcommercial.co.uk
or David Sutton BA (Hons)
Email: davids@gpcommercial.co.uk

Property Misdescriptions Act 1991
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice
Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.lettingbusinesspremises.co.uk

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