

Hooper

NAYLOR FRIEND

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WELL POSITIONED GOOD SIZE **SHOP TO LET**

LOCATED FRONTING BRIGHTON ROAD IN PURLEY AMONGST A NUMBER OF MULTIPLES AND AVAILABLE UNDER A NEW LEASE.

915 BRIGHTON ROAD **PURLEY CR8 2BP**

LOCATION

The property is situated fronting Brighton Road which is the main retailing area of Purley and set amongst a number of multiple traders. Brighton Road provides a busy link between Purley Cross and South Croydon and the property benefits from a good deal of passing vehicular traffic and a fair amount of pedestrian flow generated by nearby pedestrian crossings and multiples including Ladbrokes, Mann Countrywide, Thomas Cook, Lloyds Bank, Abbey PLC, Post Office, Nationwide, Subway, Andrews, Cancer Research and Cubitt & West and a number of others. There are also a number of more local and specialist traders. The property is considered to be in good secondary position and ideal for a variety of trades.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a Chinese Herbal Medicine Centre. The property has a sales area and a cellar area which provides usable storage and parking for one or possibly two vehicles to the rear. There is an internal WC.

ACCOMMODATION

| | | |
|--|---------------------------|------------------------------------|
| Gross Frontage | 6.67m | 21'9 |
| Internal Width | 5.82m | 19'1 |
| Shop Depth | 9.08m | 29'8 |
| Total Max Sales Area | 51.09m² | 550 ft² (approx) |
| Internal WC | | |
| Cellar | 23.22m² | 250 ft² (approx) |
| Rear Parking for 1, possibly 2 vehicles | | |

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£17,500 (seventeen thousand, five hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the 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 part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.