



KIOSKS & BUSINESS UNITS TO LET

Wing Yip Superstore & Business Centre
544 Purley Way, Croydon, CR0 4NZ

TO LET

Units from 417 sqft (38.74 sqm) to 3,290 sqft (305.65 sqm) Approx.

DESCRIPTION

Rare opportunity to occupy in-store kiosks and self-contained business units suitable for retail, office, leisure, medical, and restaurant use within the iconic Wing Yip Superstore & Business Centre in Purley Way which has been significantly expanded and refurbished. Permits to park on-site can be included, subject to availability.

***Rents quoted below are exclusive of business rates, utilities and service charge. ***

Kiosk 1 (A1)	520 sqft	£10,500 pa
Kiosk 2 (A1)	417 sqft	£10,000 pa
Unit 3a & 3b (A1)	644 sqft	£15,000 pa
Unit 5b (A1)	521 sqft	£13,500 pa
Unit 7 & 8 (A3)	1,658 sqft	£35,000 pa
Unit 13 - 1 st Floor	542 sqft	£10,000 pa
Unit 15 - 1 st Floor	1,230 sqft	£17,500 pa
Unit 10 - 1 st Floor	3,290 sqft	£69,000 pa

USE

Class E Commercial Business & Service

LEASES

The properties are available by way of new leases, the length of which are to be agreed on negotiation. Any lease will be outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

LOCATION

Wing Yip is widely recognised as the UK's leading Oriental grocer. The Croydon Superstore is a long-established local landmark with its distinctive Chinese Arch. The business centre adjacent to the superstore offers a variety of professional services, retail and restaurants. Situated on the Purley way close to the junction of the A232 the property is well located with other nearby occupiers including Halfords, Toolstation, Topps Tiles and Natuzzi Italia, amongst others. Waddon Station is less than half a mile away providing regular services to London Victoria and London Bridge. The property benefits from ample free customer parking which is limited to 2 hours at ground level or 4 hours on the rooftop car park which also has EV charging facilities.

SERVICE CHARGE & BUSINESS RATES

Information available on request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

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DATE

September 2023

FOLIO NUMBER

30006

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



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Kiosk 1

520 sqft (48.30 sqm)

£10,500 per annum exclusive.

Business Rates & Service Charge Information
available on request.

Ideally positioned at the main entrance to the superstore benefitting from high footfall.

Areas are approximate and designs and specifications for the kiosks will need to be provided by prospective occupiers for landlords review. Various occupier types within Class E use will be considered.



Kiosk 2

417 sqft (38.74 sqm)

£10,000 per annum exclusive.

Business Rates & Service Charge Information
available on request.

Ideally positioned adjacent to the main entrance of the superstore benefitting from high footfall.

Areas are approximate and designs and specifications for the kiosks will need to be provided for landlords review. Various occupier types within Class E use will be considered.



Units 3a & 3b

644 sqft (59.83 sqm)

£15,000 per annum exclusive.

Rateable Value: £12,250. Rates payable at 49.9p in £. (2023/24)

Interested parties are advised to enquire with the local authority to check eligibility for small business rates relief schemes.

Service Charge Information available on request.

Units 3a & 3b benefits from a large return frontage providing excellent display and is conveniently positioned adjacent to the access between the Wing Yip Business Centre and the Superstore. Benefitting from two separate entrance doors the property can be easily occupied as a single, or two separate units, if desired. Offered in shell and core condition.



Unit 5b

521 sqft (48.40 sqft)

£13,500 per annum exclusive.

Rateable Value: £13,500. Rates Payable at 49.9p in the £. (2023/24).

Interested parties are advised to enquire with the local authority to check eligibility for small business rates relief schemes.

Service Charge Information available on request.

Situated on the ground floor of the Wing Yip Business Centre this unit has recently been refurbished to provide good sized open plan office/ retail space and benefits from a kitchen area, internal W.C. suspended ceiling, tiled flooring and air-conditioning.



Units 7&8

1,658 sqft (154.03 sqm)

£35,000 per annum exclusive.

Rateable Value: £41,000. Rates Payable at 49.9p in the £. (2023/24).

Service Charge Information Available on request.

Situated on the ground floor of the Wing Yip Business Centre opposite the main entrance this unit comprises a large open plan premises most recently used as a restaurant, with a large kitchen area, cold room, function room and demised WC's. The unit is offered as seen with the fixtures and fittings included at no additional premium. Note the equipment and the services have not been tested. Alternative uses under Class E will be considered.



Unit 13 1st Floor

542 sqft (50.35 sqm)

£10,000 per annum exclusive.

Rateable Value: £9,500. Rates Payable at 49.9p in the £. (2023/24).

Interested parties are advised to enquire with the local authority to check eligibility for small business rates relief schemes.

Service Charge Information Available on request.

Most recently used as an office but suitable for alternative uses under Class E. The property benefits from partitioned offices with suspended ceiling and laminate flooring. There is also a kitchen area and demised WC facilities.



Unit 15 1st Floor

1,230 sqft (114.27 sqm)

£17,500 per annum exclusive.

Rateable Value: TBC (Not currently assessed)

Service Charge Information Available on request.

Large predominantly open plan premises with further partitioned rooms and demised WC facilities. The property has previously been used as an office but would suit other uses e.g. leisure or medical under Class E use. The property is offered as seen excluding the furniture.



Unit 10 1st Floor

3,290 sqft (305.65 sqm)

£69,000 per annum exclusive

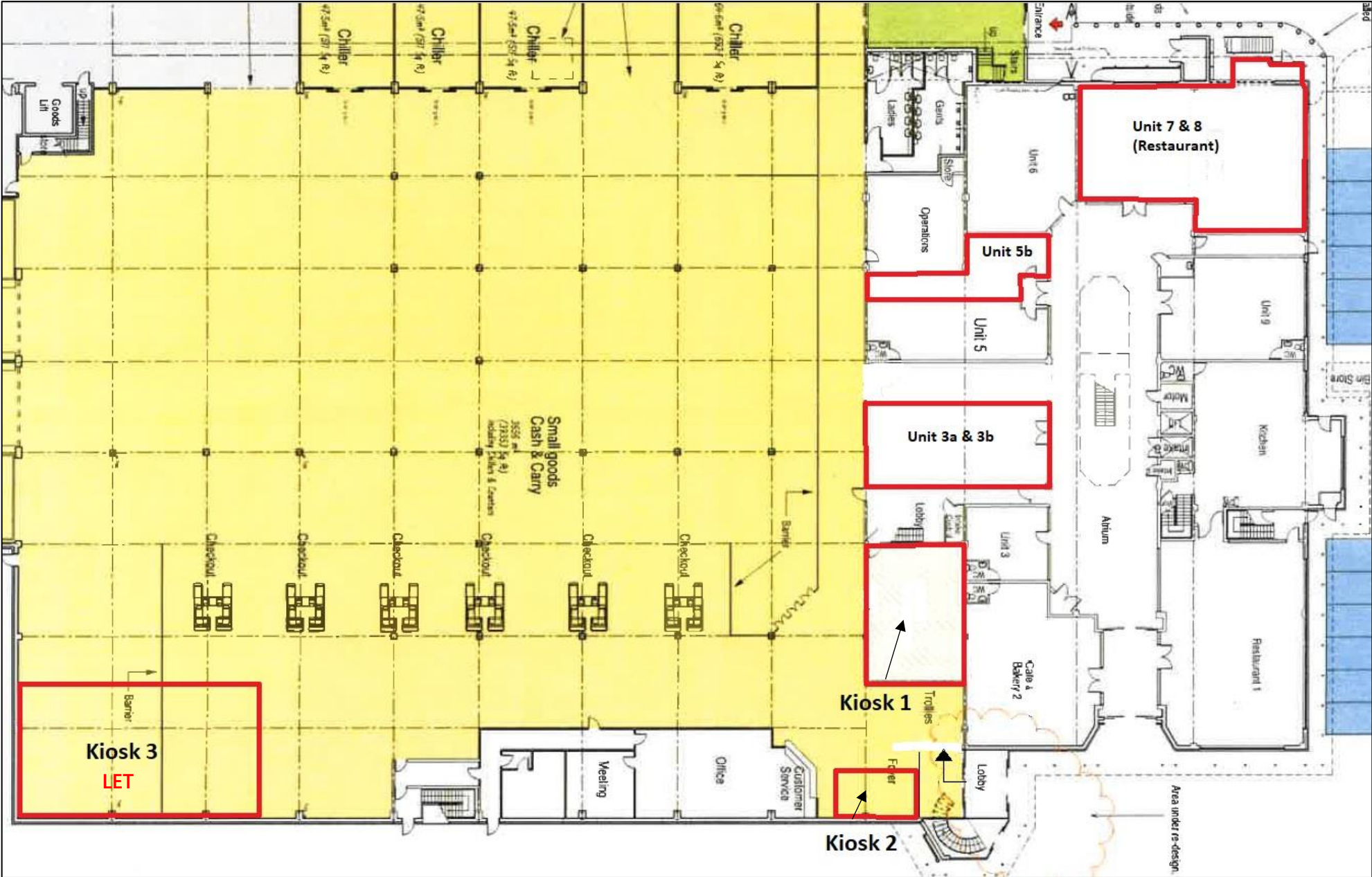
Rateable Value: TBC (Not currently assessed)

Service Charge Information Available on request.

Open plan restaurant/bar with ample seating, large kitchen and serving area. The unit benefits from an entrance at the 1st floor level and a separate private entrance at the ground floor level adjacent to the superstore entrance.



Indicative Ground Floor Plan showing the proposed demises. (Not to Scale)



Indicative first floor plan showing proposed demises. (Not to Scale)

