



TO LET
SHOP / CLASS E
UNIT
**HUGGINS STUART
EDWARDS**
020 8688 8313
www.hsedwards.co.uk

WADDON
ROAD

CLASS E UNIT TO LET

HS EDWARDS
HUGGINS STUART
EDWARDS

335 Purley Way, Croydon, CR0 4NW
£12,000 PAX

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TO LET

Approx 333 sqft (30.94 sqm)

DESCRIPTION

Recently refurbished ground floor commercial unit situated in a prominent position on Purley Way. The property would suit a variety of occupiers including retail, office and others within Class E use. The property has a large return frontage providing excellent display and natural light and benefits from a WC and LED lighting.

Shop/Office (GIA)	333 sqft	30.94 sqm
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RENT

£12,000 per annum exclusive

LEASE

New Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

Well positioned on Purley way at the busy junction with Waddon Road the property forms part of a local parade made up of independent trades but is only a short distance from the major retail parks with national and international occupiers. Free parking is available in Purley Cross Retail Park less than 150 yards from the property.

RATES

Rateable value: £5,900 (information taken from Valuation Office website). Rates payable at 49.9p in the £ (2021/22).

EPC

D- 84

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

February 2022

FOLIO NUMBER

30104

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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