



**FOR SALE/TO LET**

**HS HUGGINS STUART  
EDWARDS**

**335 Purley Way, Purley, Croydon, CR0 4NW  
£160,000 FREEHOLD OR £12,000 PER ANNUM EXCLUSIVE**



335 Purley Way, Purley, Croydon, CR0 4NW  
**FOR SALE/TO LET**  
Approx 333 sqft (30.94 sqm)

**DESCRIPTION**

Opportunity to occupy a ground floor commercial unit situated in a prominent position on Purley Way. The property comprises an open plan sales area with WC & storage cupboard. The property benefits from a large return frontage providing excellent display and natural light. The property would suit a variety of occupiers under Class E.

Shop/office(GIA)	333 sqft	30.94 sqm
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**PRICE**

£160,000 Freehold with full vacant possession. Note the freehold comprises the ground floor shop only, no upper parts are included.

**RENT**

£12,000 per annum exclusive

**USE**

Class E

**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.

**RATES**

Rateable value: £6,700 (information taken from Valuation Office website).

**LEGAL COSTS**

Each party to bear their own legal costs.

**EPC**

D- 84

**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  
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**DATE**

June 2025

**FOLIO NUMBER**

30309

**SUBJECT TO CONTRACT**

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
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CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
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