



**COMMERCIAL UNIT-TO LET/FOR SALE**

**HS** HUGGINS STUART  
**EDWARDS**

106 Lower Barn Road, Purley, Surrey CR8 1HR  
£15,000 PER ANNUM/OIEO £225,000 FREEHOLD

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## TO LET/FOR SALE

Approx 660 sqft (61.31 sqm)

### DESCRIPTION

Attractive self contained commercial unit together with WC and kitchenette.

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem\\_2020\\_0757\\_en.pdf](https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem_2020_0757_en.pdf)

### RENT

£15,000 per annum exclusive

### PRICE

Alternatively, our clients would consider disposing of their freehold interest and invite offers in excess of £225,000.

### LEASE

The premises are available on a new full repairing and insuring lease for a period of years to be agreed.

### LOCATION

Located within an attractive parade, almost adjacent to Riddlesdown railway station, which provides regular services to London Bridge and East Croydon stations.

### AMENITIES

- Aluminium shop front
- Suspended ceiling with inset lighting

- Air conditioning/heating
- Kitchenette
- WC
- Alarm system
- Unrestricted roadside parking in bays adjacent to the property and forecourt car parking

### RESIDENTIAL UPPER PARTS

We have been informed by our client that the flat occupying the upper parts has a long leasehold interest producing a ground rent income of £100 pa and is responsible for 60% of the cost of external repairs to the building.

### RATES

Rateable value: £10,750 (information taken from Valuation Office website).

Interested parties should make their own enquiries as they may be eligible for Small Business Rates Relief.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Michael Angus  
Huggins Stuart Edwards – Croydon Office  
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T: 020 8688 8313  
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### DATE

September 2020

### FOLIO NUMBER

117935 (CL)

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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

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10 WEST STREET  
EPSOM  
KT18 7RG  
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