

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

**ATTRACTIVE SELF CONTAINED  
GROUND FLOOR A2 OFFICE**

**660 sq ft (61.31 sq m)**

**TO LET or FOR SALE FREEHOLD**

**106 LOWER BARN ROAD, RIDDLESOWN, PURLEY  
SURREY, CR8 1HR**



**LOCATION:**

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

**ACCOMMODATION:**

The accommodation has been fitted out internally as attractive modern offices with high quality fully glazed demountable partitioning forming a number of private and larger offices together with WC and kitchenette.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL S. LACK BSc FRICS  
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**

<b>AMENITIES:</b>	<p>Amenities include:</p> <ul style="list-style-type: none"> <li>• Aluminium shop front</li> <li>• Suspended ceiling with inset lighting</li> <li>• Air conditioning/heating</li> <li>• Kitchenette</li> <li>• WC</li> <li>• Alarm system</li> <li>• Unrestricted roadside parking in bays adjacent to the property and forecourt car parking</li> </ul>
<b>RESIDENTIAL UPPER PARTS:</b>	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.
<b>LEASE TERMS:</b>	The premises are available on a new full repairing and insuring lease for a period of years to be agreed at a rent of £15,000 per annum exclusive.
<b>FREEHOLD PRICE:</b>	Alternatively, our clients would consider disposing of their freehold interest and invite offers in excess of £225,000.
<b>RATEABLE VALUE:</b>	<p>We understand from enquiries made of the Valuation Office website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> that the rateable value for the premises is £10,750.</p> <p>Interested parties should make their own enquiries as they may be eligible for Small Business Rates Relief.</p>
<b>SERVICES:</b>	None of the services have been tested and all interested parties should make their own enquiries

## NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

VAT:

The figures quoted are exclusive of VAT if applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

**Viewing strictly by appointment through sole agents:**

**Jerry Taylor, Stuart Edwards Fullermoon**

**102-104 High Street, Croydon, CR9 1TN.**

**Tel: 020 8688 8313. Fax: 020 8688 7121.**

**Email: [jerryt@stuart-edwards.com](mailto:jerryt@stuart-edwards.com)**

**SUBJECT TO CONTRACT**

(Revised September 2019)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. ([www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk))

