



KIOSKS & BUSINESS UNITS TO LET

HS HUGGINS STUART EDWARDS

**Wing Yip, 544 Purley Way, Croydon, CR0 4NZ
UNITS FROM £10,000 PER ANNUM EXCLUSIVE**

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

TO LET

From 332 sqft (30.84 sqm) to 3,290 sqft (305.65 sqm).

DESCRIPTION

Rare opportunity to occupy 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. ***

Unit 3b (U/O)	332 sqft	£10,000 pax
Unit 5a	521 sqft	£14,000 pax
Unit 9	777 sqft	£16,500 pa
Unit 10 – 1 st Floor	3,290 sqft	£65,000 pa
Unit 13 - 1 st Floor	542 sqft	£10,000 pa
Unit 15 - 1 st Floor	1,230 sqft	£22,000 pa

Units 5b, 7&8, 3a and 16 & 17 Recently Let

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

August 2024

FOLIO NUMBER

30006

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

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Unit 3b (Under Offer)

332 sqft (59.83 sqm)

£8,000 per annum exclusive.

Rateable Value: TBC. In the course of reassessment following letting of 3a.

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.

EPC: C-56

Class E unit with substantial return frontage providing excellent display and is conveniently positioned adjacent to the access between the Wing Yip Business Centre and the Superstore. Offered in shell condition.



Unit 5a

521 sqft (48.40 sqm)

£14,000 per annum exclusive.

Rateable Value: £11,750. Rates Payable at 49.9p in the £ (2024/2025)

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.

EPC: B-47

Commercial Unit situated on the ground floor of the Wing Yip Business Centre.



Unit 9

777 sqft (72.19 sqm)

£16,500 per annum exclusive.

Rateable Value: £19,500. Rates payable at 49.9p in the £ (2024/25).

Service charge information available on request.

EPC: C-71

Commercial Unit situated on the ground floor of the Wing Yip Business Centre. The unit is currently arranged as offices but would be suitable for a variety of occupiers under Class E.



Unit 10 1st Floor

3,290 sqft (305.65 sqm)

£65,000 per annum exclusive

Rateable Value: £39,500. Rates Payable at 49.9p
in the £ (2024/25)

Service charge information available on request.

EPC: B-35

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.



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 £. (2024/25).

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.

EPC: C-65

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)

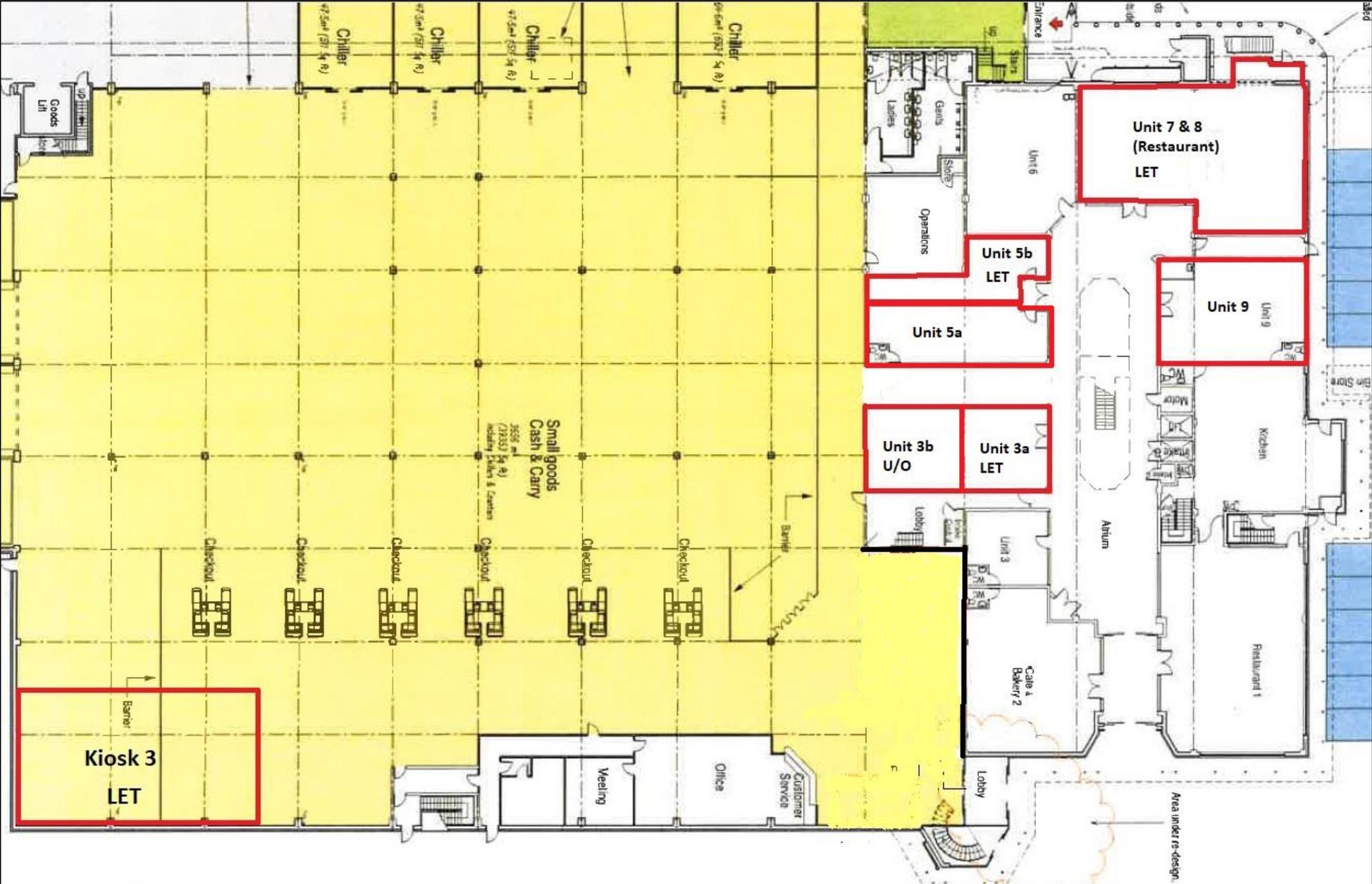
Service charge information available on request.

EPC: C-53

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.



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



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

