



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

17 Purley Road, Purley, CR8 2HA
O.I.R.O £500,000 FREEHOLD

17 Purley Road, Purley, CR8 2HA

FOR SALE

Approx 1,706 sqft (158.51 sqm)

DESCRIPTION

Rare opportunity to acquire a prominent end of terrace property providing a mix of ground floor commercial and residential accommodation over 1st, 2nd and 3rd floors. The property is offered with full vacant possession and with the benefit of planning permission to create 2x self contained 1 bedroom flats including a rear extension at the 1st floor level.

Ground Floor	672 sqft	62.38 sqm
1 st Floor	387 sqft	35.99 sqm
2 nd Floor	371 sqft	34.49 sqm
3 rd Floor	276 sqft	25.65 sqm
Total	1,706 sqft	158.51 sqm

PRICE & TENURE

Offers invited in the region of £500,000 for the Freehold interest with full vacant possession.

LOCATION

Situated in a highly visible position on Purley Cross Junction opposite the Tesco Superstore close to the town centre amenities on Brighton Road and the High Street. The property forms part of a small terrace of Victorian properties. Purley Station is less than 3 minutes walk away providing regular services to Caterham, Tattenham Corner & London Terminals via East Croydon. The M25 (Junction 6) is approximately 15 minutes drive away.

PLANNING PERMISSION

For further details please see Croydon Council's planning portal: <https://publicaccess3.croydon.gov.uk/online-applications/applicationDetails.do?keyVal=R69NQ1JLLD600&activeTab=summary>

RATES & COUNCIL TAX

Rateable value: £9,300 rates payable at 49.9p in the £ (2023/24). Residential accommodation is in Council Tax Band C.

EPC

EPC in the course of preparation.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/013fbd9ef07345799b4c266554961ece/>

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	FOLIO NUMBER
December 2023	30113

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

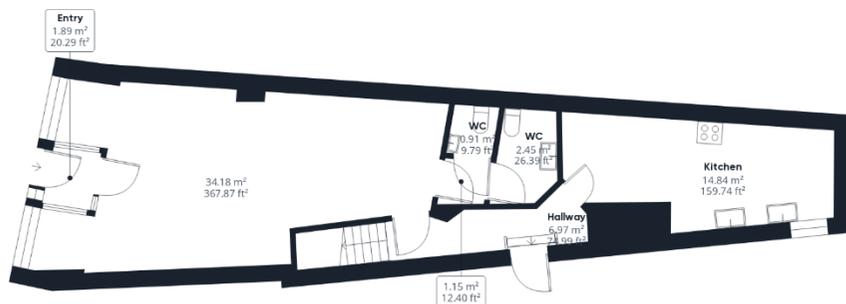
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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

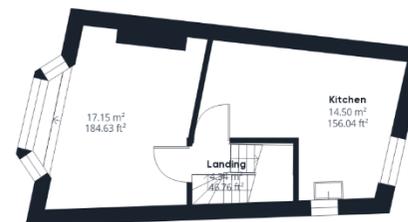
10 WEST STREET
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KT18 7RG
01372 740555

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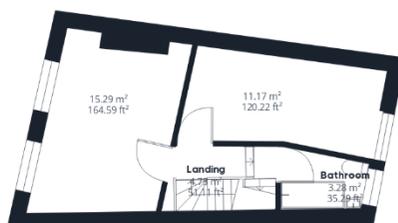
www.hsedwards.co.uk



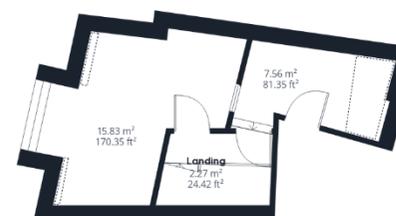
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁰⁾

158.51 m²

1706.24 ft²

Reduced headroom

2.48 m²

26.72 ft²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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