



CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

24 High Street Purley CR8 2AA
O.I.E.O. £17,000 PAX

24 High Street, Purley, CR8 2AA

TO LET

Approx 665 sqft (61.79 sqm)

DESCRIPTION

Opportunity to occupy a commercial unit in a prominent position in the centre of Purley. The property is offered in shell condition, with glazed frontage, LED lighting, and a modern fitted kitchenette & WC to the rear. Adjacent to the unit is an alleyway providing shared access for use of both the residential and commercial occupiers.

Sales Area	582 sqft	54.11 sqm
Kitchenette	67 sqft	6.22 sqm
Ancillary	16 sqft	1.46 sqm
TOTAL	665 sqft	61.79 sqm

RENT

Offers invited in excess of £17,000 per annum exclusive, payable monthly in advance. No VAT.

USE

Class E (Commercial Business & Service)

LEASE

New full repairing and insuring lease for a minimum of 5 years. Terms to be agreed.

EPC

D-88

LOCATION

Situated on the East side of the High Street close to the junction with Purley Road. Nearby notable occupiers include, Boots, Halifax & Purley Leisure Centre. Purley Station is within 3 minutes walk and provides regular services to London Terminals and Gatwick Airport. Free customer parking is available immediately outside the property for up to 1 hour and Purley Multi-Storey Car Park provides both short stay and long stay parking options.

RATES

Rateable value: £10,500. Rates payable at 49.9p in the £ (2022/23).

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

June 2022 30129

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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