

**5A THE MEWS
HIGH STREET
PURLEY
SURREY CR8 2AF**

ECONOMICAL TOWN CENTRE WORKSHOP/STORAGE TO LET

LOCATION:

The premises are located in a mews area behind the Jolly Farmers Public House in central Purley, with access via a service road off the High Street adjoining Boots The Chemist. This is a convenient town centre location close to all amenities and public transport. Purley is located at the junction of the A22 and A23 and therefore convenient for onward access to the M23 and M25 London Orbital Motorway. Croydon is a short distance to the north.

DESCRIPTION:

The property is brick built beneath a pitched roof and comprises a ground floor workshop/storage area in two sections with loading door onto the mews. A mezzanine/attic area above is accessed via a ladder and has restricted head room. The unit has electricity connected but there is no on-site WC. A public WC is available in the town centre.

ACCOMMODATION:

The premises have the following approximate areas:-

Ground floor	330 sq ft – 30.65 sq m
Attic/Mezzanine	330 sq ft – 30.65 sq m
Total	660 sq ft – 61.3 sq m

TERMS:

Available on a new flexible lease arrangement on a wind and watertight basis with the tenant also bearing the buildings insurance premium and any services consumed.

RENT: £3,500 per annum exclusive

SERVICES

The mention of any appliances or services in these particulars does not imply they are in working order.



LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

RV 2017 **£3,150**
UBR 2019-2020 49.1p in the £
Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC:

Rating: D-76

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

V.A.T.: The terms quoted exclude VAT

VIEWING:

Strictly via sole agents:
Jonathan Webber - 020 8313 9000

SUBJECT TO CONTRACT

WI.950 R06/14