

BAXTER PHILIPS

Chartered Surveyors Commercial & Industrial Property Advisors

**5A THE MEWS, HIGH STREET
PURLEY, SURREY**

**ECONOMICAL TOWN CENTRE
WORKSHOP/STORAGE**

TO LET

660 SQ FT – 61.3 SQ M

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 and water 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.

RATES

RV 2010	£2,075
UBR 2013-2014	46.2p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

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.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction

VIEWING:

Strictly via sole agents Baxter Philips. .
Jonathan Webber
Tel: 020 8313 9000.

SAT NAV REF: CR8 2AF

**SUBJECT TO CONTRACT
W1.950 6/13**

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