



TO LET

**MAKING
PROPERTY
WORK**

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SHW

RETAIL – 2,262 SQ FT (218.49 SQ M)
4-5 Purley Way Crescent, Croydon, CR0 3JS

Rent | £45,000 PAX Plus VAT -

LOCATION

The property is located in a highly visible prominent location on the Lombard Roundabout on the very busy A23. There is substantial vehicle movements past the property and there is also a significant residential element in the area including the new Ikon development by Bellway Homes which is opposite the subject property.

DESCRIPTION

A very prominent ground floor retail unit with parking and rear loading. The unit is currently arranged as sales and the storage area with roller shutter access to the rear. The parking spaces are to the rear and the side.

ACCOMMODATION

Frontage to Lombard roundabout A23	38'0"	11.58 m
GF sales	1,647 sqft	153.0 sqm
GF store	577 sqft	53.6 sqm
5 car parking spaces		
TOTAL	2,262 sqft	218.2 sqm

TENURE

A new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£45,000 PAX

USE

A1 – Other uses may be considered STP

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £44,000. Initially the property can benefit from 100% rates relief.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS – 020 8662 2700

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