

**KIOSKS & BUSINESS UNITS TO LET**

**HS HUGGINS STUART EDWARDS**

**Wing Yip, 544 Purley Way, Croydon, CR0 4NZ  
UNITS FROM £10,000 PER ANNUM EXCLUSIVE**

**Wing Yip Superstore & Business Centre**  
544 Purley Way, Croydon, CR0 4NZ

**TO LET**

From 521 sqft (48.40 sqm) to 3,290 sqft (305.65 sqm).

**DESCRIPTION**

Rare opportunity to occupy self-contained business units suitable for retail, office, leisure, medical, and restaurant use within the iconic Wing Yip Superstore & Business Centre in Purley Way which has been significantly expanded and refurbished. Permits to park on-site can be included, subject to availability.

**\*Rents quoted below are exclusive of business rates, utilities and service charge. \***

Unit 5a	521 sqft	£14,000 pax
Unit 10 – 1 <sup>st</sup> Floor	3,290 sqft	£65,000 pa
Unit 13 - 1 <sup>st</sup> Floor	542 sqft	£10,000 pa
Unit 15 - 1 <sup>st</sup> Floor	1,230 sqft	£22,000 pa
Unit 9	777 sqft	£17,000 pa

**\*Units 3a, 3b & 16-17 Recently Let\***

**USE**

Class E Commercial Business & Service

**LEASES**

The properties are available by way of new leases, the length of which are to be agreed on negotiation. Any lease will be outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

**LOCATION**

Wing Yip is widely recognised as the UK's leading Oriental grocer. The Croydon Superstore is a long-established local landmark with its distinctive Chinese Arch. The business centre adjacent to the superstore offers a variety of professional services, retail and restaurants. Situated on the Purley way close to the junction of the A232 the property is well located with other nearby occupiers including Halfords, Toolstation, Topps Tiles and Natuzzi Italia, amongst others. Waddon Station is less than half a mile away providing regular services to London Victoria and London Bridge. The property benefits from ample free customer parking which is limited to 2 hours at ground level or 4 hours on the rooftop car park which also has EV charging facilities.

**SERVICE CHARGE & BUSINESS RATES**

Information available on request.

**LEGAL COSTS**

Each party to bear their own legal costs.

**VIEWING**

Strictly by appointment via sole agents Huggins Stuart Edwards.

**CONTACT**

**Michael Angus**

Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: michael.angus@hsedwards.co.uk

**DATE**

May 2026

**FOLIO NUMBER**

30006

**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  
EPSOM  
KT18 7RG  
**01372 740555**

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## Unit 5a

521 sqft (48.40 sqm)

£14,000 per annum exclusive.

Rateable Value: £11,500. Rates Payable at 38.2p for RHL occupiers or 43.2p in the £ for non RHL occupiers. (2026/27)

***Occupiers will be able to claim 100% small business rates relief subject to their eligibility.***

Interested parties are advised to enquire with the local authority to check eligibility for small business rates relief schemes.

Service charge information available on request.

EPC: B-47

Commercial Unit situated on the ground floor of the Wing Yip Business Centre.



**Unit 10 1<sup>st</sup> Floor**

3,290 sqft (305.65 sqm)

£65,000 per annum exclusive

Rateable Value: £35,250. Rates Payable at 38.2p for RHL occupiers or 43.2p in the £ for non RHL occupiers. (2026/27)

Service charge information available on request.

EPC: B-35

Open plan restaurant/bar with ample seating, large kitchen and serving area. The unit benefits from an entrance at the 1st floor level and a separate private entrance at the ground floor level adjacent to the superstore entrance.



### Unit 13 1<sup>st</sup> Floor

542 sqft (50.35 sqm)

£10,000 per annum exclusive.

Rateable Value: £10,250. Rates Payable at 38.2p for RHL occupiers or 43.2p in the £ for non RHL occupiers. (2026/27)

***Occupiers will be able to claim 100% small business rates relief subject to their eligibility.***

Interested parties are advised to enquire with the local authority to check eligibility for small business rates relief schemes.

Service charge information available on request.

EPC: C-65

Most recently used as an office but suitable for alternative uses under Class E. The property benefits from partitioned offices with suspended ceiling and laminate flooring. There is also a kitchen area and demised WC facilities.



**Unit 15 1<sup>st</sup> Floor**

1,230 sqft (114.27 sqm)

£22,000 per annum exclusive.

Rateable Value: TBC (Not currently assessed)

Service charge information available on request.

EPC: C-53

Large predominantly open plan premises with further partitioned rooms and demised WC facilities. The property has previously been used as an office but would suit other uses e.g. leisure or medical under Class E use. The property is offered as seen excluding the furniture.



**Unit 9- Ground Floor**

777 sqft (72.18 sqm)

£17,000 per annum exclusive.

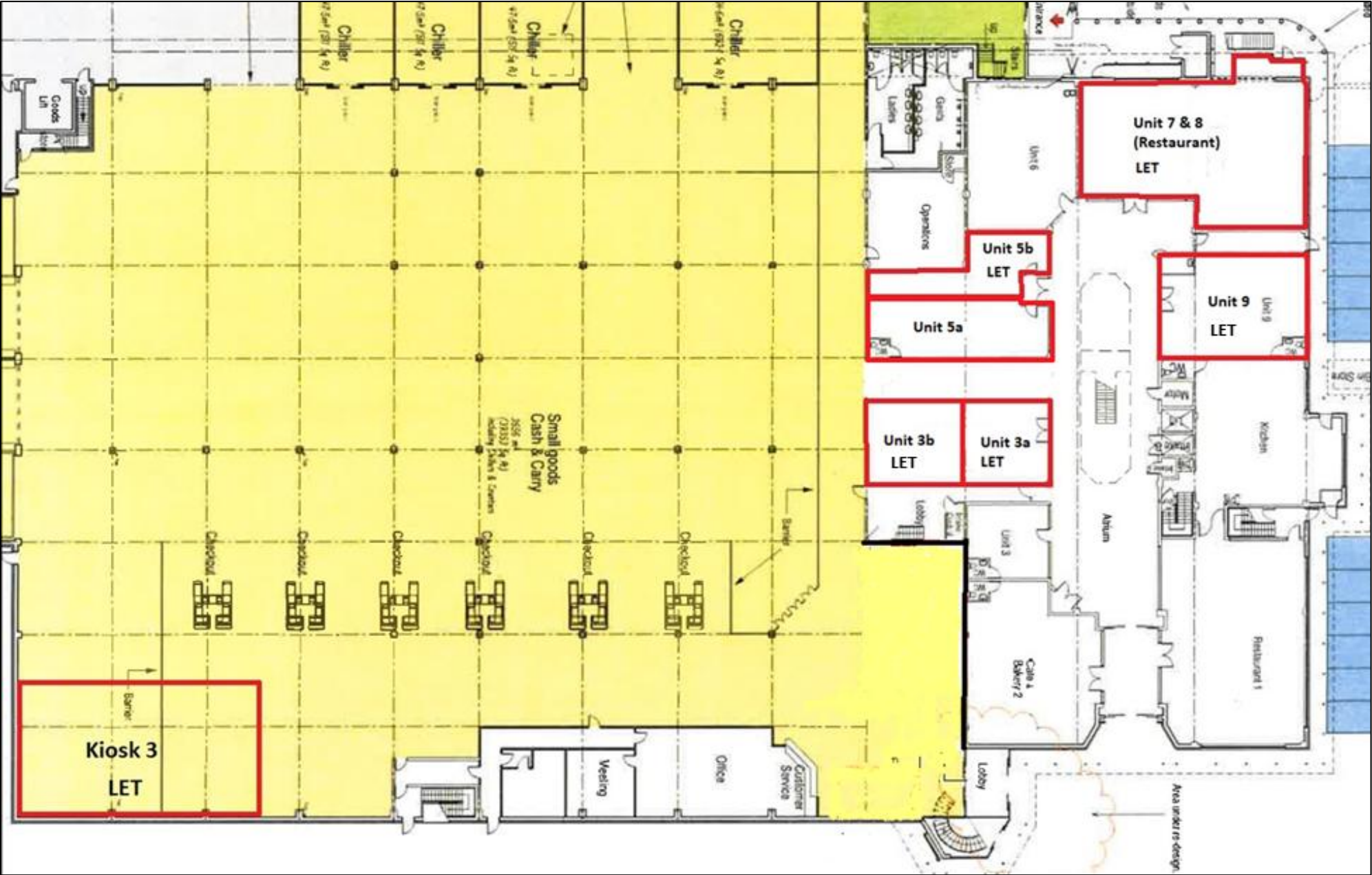
Rateable Value: £19,000. Rates Payable at 38.2p for RHL occupiers or 43.2p in the £ for non RHL occupiers. (2026/27)

Service charge information available on request

EPC: C-71



Indicative Ground Floor Plan showing the proposed demises. (Not to Scale)



Indicative first floor plan showing proposed demises. (Not to Scale)

