



**BAXTER PHILIPS**  
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**DOUBLE SHOP UNIT TO LET  
WITH OFFICES and BASEMENT  
TOTAL FLOOR SPACE  
2,855 sq ft (265 sq m)**

**9/11 WHYTECLIFFE ROAD SOUTH  
PURLEY  
CR8 2AY**

## LOCATION:

The premises are situated in Purley Town Centre on the west side of Whytecliffe Road South a short distance from its junction with Purley Road and directly opposite Purley train station. Purley Cross is within a very short distance of the property and provides excellent onward road links into Croydon and to the M23 and M25.

## DESCRIPTION:

The property comprises two adjoining and interconnecting ground floor shop units with ancillary ground floor space, together with a suite of first floor offices and basement storage, to which there is direct ground level access to the rear of the building. The property has a small forecourt which has previously been used for parking.

## ACCOMMODATION:

The premises have the following approximate areas:

### Ground Floor

Retail area	800 sq ft – 74.3 sq m
Ancillary WC	140 sq ft – 13 sq m

### First Floor

4 offices totalling	790 sq ft – 73.4 sq m
Store WC	140 sq ft – 13 sq m

### Basement

Storage WC	985 sq ft – 91.5 sq m
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**Total:** **2,855 sq ft- (265.2 sq m)**

## RENT:

**£28,500 per annum exclusive**

## AGENTS NOTES:

Please note that our clients own a small storage facility close by to the subject unit which could be let by separate agreement. Please ask for further details.

## TERMS:

Available to let on a new FR&I lease for a term to be agreed

## USE:

We are advised that the entire property benefits from a B1 office use class. However, other uses maybe considered by our client but STP.

## LEGAL COSTS:

Each party to bear their own legal costs.

## RATES:

RV 2017	£20,750
UBR 2019-2020	49.1p in the £

Small business rate relief may be applicable and further details may be found at: <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## EPC:

**EPC B-39**

## V.A.T.:

The terms quoted exclude any V.A.T. which our clients may have elected or be under a duty to impose

## VIEWING:

Strictly via sole agents Baxter Philips Tel 0208 313 9000

**Subject to contract**

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