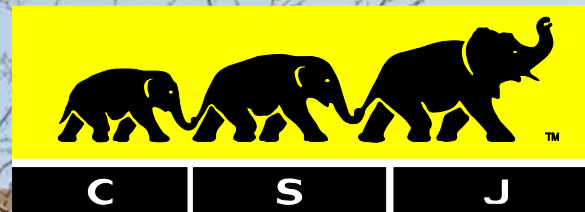


NEW BUILD RETAIL UNITS TO LET

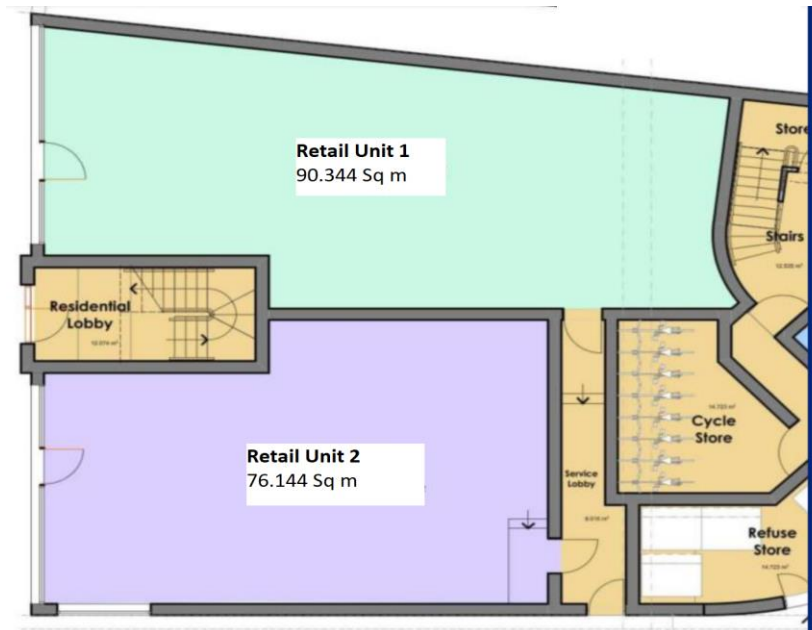





16 - 22 High Street, Purley, Surrey, CR8 2AA

New build double fronted retail unit offered to let finished to shell and core condition and ready for fit out.

Available as one or split. Class E usage - 819 – 1,792 SQ FT

Description	There are two units available offered in shell and core, ready for tenant fit out. Both units are arranged over the ground floor only, and are connected to all mains services. The units are available together or separately
Location	<p>The property is sited opposite NWS House on Purley High Street, which is off the A23 Brighton Road.</p> <p>Purley Railway Station is a short walk away offering regular train services to East Croydon and Central London.</p> <p>Purley High Street is made up of an array of restaurant occupiers, as well as Boots, Sainsburys Local, Halifax and KFC.</p> <p>Occupiers in the vicinity on adjacent Brighton Road include Nationwide, Costa, Subway, Pizza Express and Barclays.</p> <p>Purley High Street also benefits from an hour of free parking, as well as a pay-and-display multi-storey car park</p>
Accommodation	<p>Floor areas to be confirmed on completion</p> <p>Unit 1 - NIA - 972 Sq ft (90.34 Sq m)</p> <p>Unit 2 - NIA - 820 Sq ft (76.14 Sq m)</p>
Terms	<p>A new full repairing and insuring lease available on terms to be agreed.</p> <p><b>Unit 1 - £28,000 per annum</b></p> <p><b>Unit 2 - £26,000 per annum</b></p>
Rates	The units are yet to be assessed for business rates. We recommend you contact the London Borough of Croydon.
VAT	N/A
Viewing	Contact Christopher St James 020 8296 1270



 **020 8296 1270**  
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