



325 Brighton Road,
South Croydon, CR2 6EQ

CLASS E / RETAIL
PREMISES

TO LET

PROPERTY SUMMARY

- Class E / retail premises to let
- Prominent location on busy A235 Brighton Road
- Good road connections via M23 / M25
- Sanderstead / Purley Oaks railway stations within walking distance
- Ground Floor 947 sq.ft plus basement sales of 482 sq.ft
- Rent £17,500 per annum exclusive

LOCATION

The premises occupy a good location on the busy A235 Brighton Road. There is a good selection of local shops, cafes, restaurants and pubs close-by. The property is a short distance from the A22 and A23, which connect to Central London and Junction 6 and 7 of the M25 respectively. Sanderstead and Purley Oaks railway stations are within a short walking distance and provide regular services to East Croydon and Central London.

ACCOMMODATION

The property comprises a Class E / retail unit arranged over ground floor and basement. The property has been fitted out to a good standard and benefits from a modern glazed shop front and metal security shutters. The shop is configured to provide an open plan space to the front with additional retail / office / storage space and a toilet to the rear. The basement could potentially be used for sales. The net internal floor areas are as follows:-

Ground floor	947 sq.ft	(87.98 sq.m)
Basement	482 sq.ft	(44.78 sq.m)
Total	1,429 sq.ft	(132.76 sq.m)

TERMS

The premises are available to let on a new full repairing and insuring sub-lease expiring June 2025 at an initial rent of £17,500 per annum exclusive.

Subject to contract

VAT

We understand that VAT is applicable to the rent.

RATES

The Valuation Office Agency Website describes the property as “Shop & Premises” and advises that the 2023 Rateable Value is £13,500. The current UBR is 49.9 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Croydon Council.

EPC – This property has an EPC Rating of B (30).

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact

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