

COLERIDGE TAYLOR COURT



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**FOR SALE /  
TO LET**

**RETAIL – 4,835 SQFT  
22 RUSSELL HILL ROAD, PURLEY CR8 2LA**



**DESCRIPTION**

The property comprises a ground floor retail unit extending to approximately 4,835 sq ft (449 sq m), with a forecourt to the front for parking. The retail unit is part of a mixed-use development comprising 14 apartments.

The property benefits from a prominent position with an extended frontage providing exposure to passing traffic. Local occupiers include Domino's Pizza, JD Whetherspoon and other local restaurant and boutique shops.

The property benefits from Use Class E.

**LOCATION**

The subject property is situated on Russell Hill Road, fronting the A23 and the oneway system into Purley. The road is a busy thoroughfare connecting Caterham, Coulsdon and Croydon.

Purley Railway Station is located 0.3 miles from the property, providing services to London Bridge, London Victoria, East Croydon, Gatwick Airport, Redhill, Reigate and Caterham.

Bus routes also operate in close proximity.

**AMENITIES / OPPORTUNITY**

- Prominent frontage
- Benefits from forecourt car parking
- Located in Purley town centre

**ACCOMMODATION**

	<b>SQ FT</b>	<b>SQ M</b>
<b>GROUND</b>	<b>4,835</b>	<b>449</b>

**PRICE**

- For Sale: On Application.
- To Let: **£85,000** per annum exclusive.

**RATES**

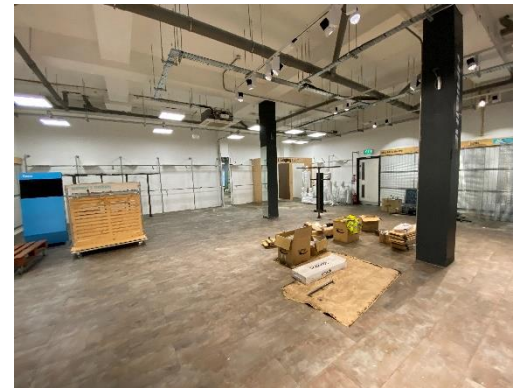
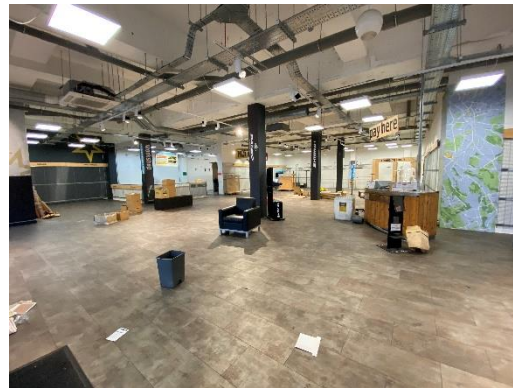
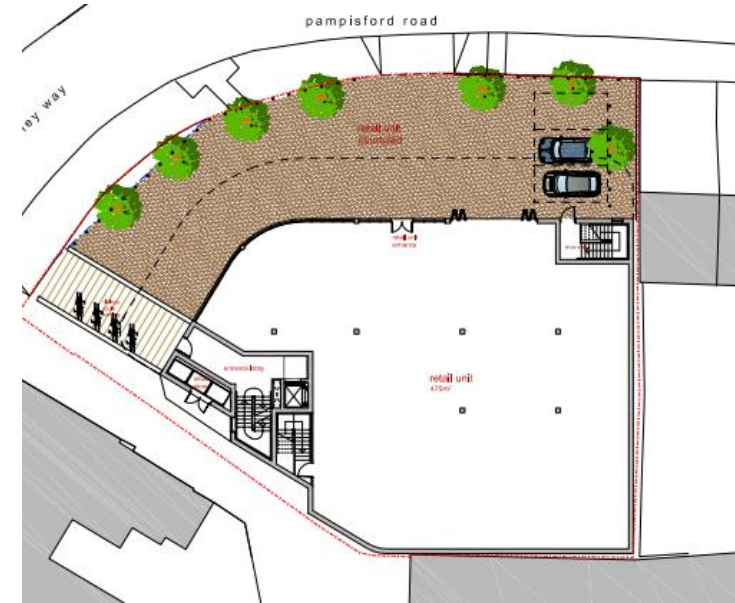
The property has a Rateable Value of £42,750.

**VAT**

VAT will be chargeable on the terms quoted.

**EPC**

The property has an EPC rating B.



**VIEWINGS – 020 8662 2700**

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