

London CR2 – 5 Station Approach, Purley Oaks Road CR2 0QD  
Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS

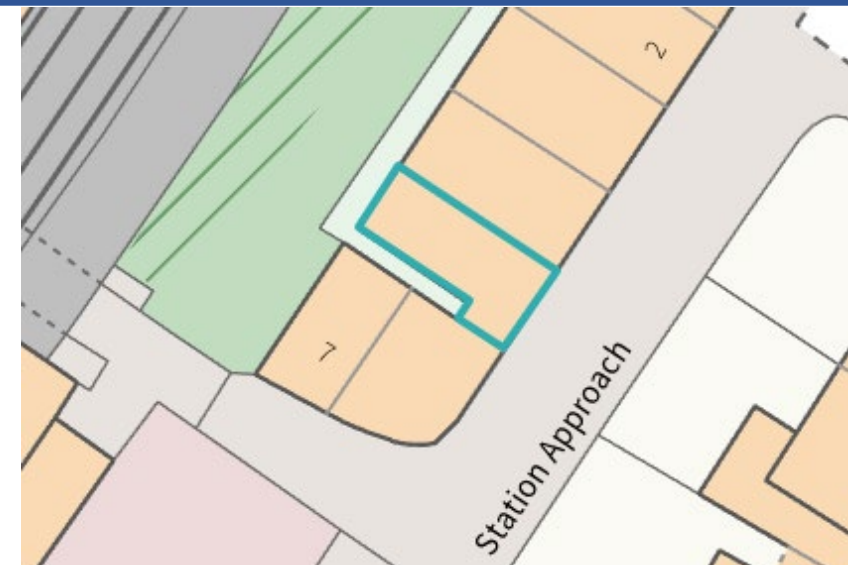


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## Investment Consideration:

- Purchase Price: £140,000
- Gross Initial Yield: 7.20%
- Rental Income: £10,080 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail unit t/a Toy Shop
- Located directly opposite Purley Oaks Station
- Occupiers nearby including cafés, convenience stores, restaurants, and more.
- Convenient parking available near Purley Oaks Station and surrounding residential areas.



## Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 5 (Ground Floor)	Ground Floor: 27 sq m (290 sq ft) Open plan retail, storage, wc	Limited Company (with personal guarantee)	3 Years from 10 December 2025	£10,080	Note 1: FRI Note 2: Break Clause and Deposit information available on request.
<b>Total</b>				<b>£10,080</b>	

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## Property Description:

Comprises ground floor retail unit t/a Toy Shop, providing the following accommodation and dimensions:

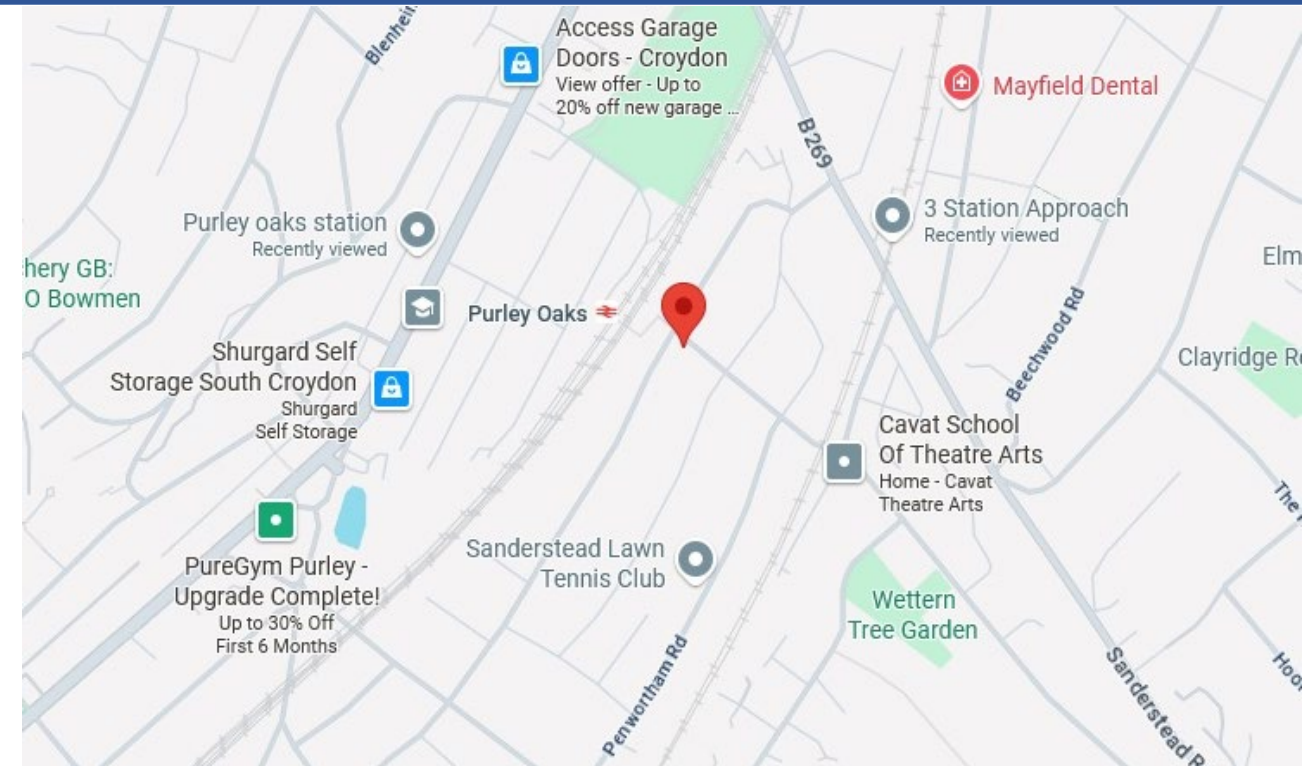
Ground Floor: 27 sq m (290 sq ft)  
Open plan retail, storage, wc

## Tenancy:

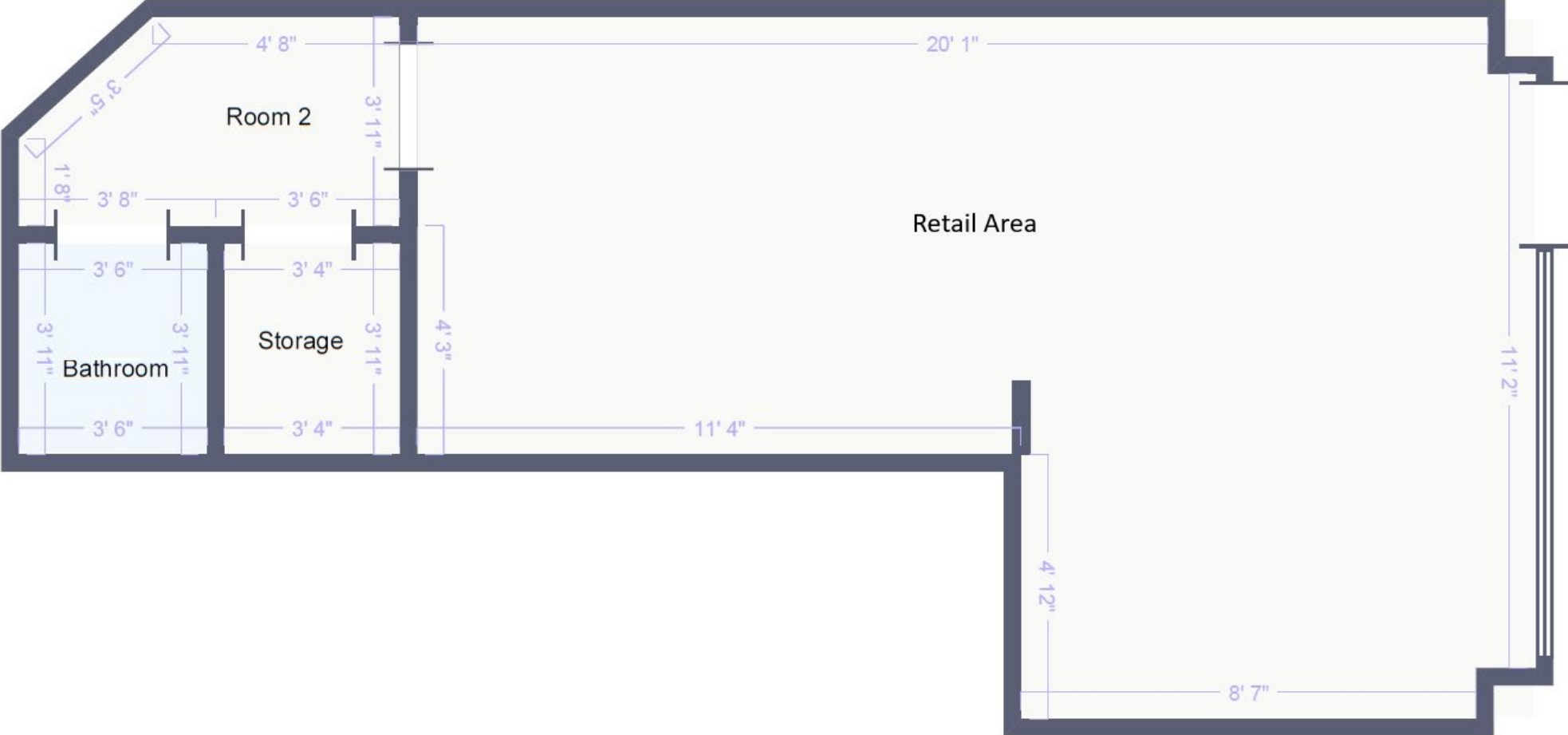
The property is at present let to Limited Company (with personal guarantee) for a term of 3 Years from 10<sup>th</sup> December 2025 at a current rent of £10,080 p.a. and the lease contains full repairing and insuring covenants. Break Clause and Deposit information available on request.

## Location:

The property is conveniently situated in a highly accessible area of South Croydon, offering excellent transport links. The property is located adjacent to Purley Oaks Station, providing direct services to central London, making it an ideal location for commuters. The surrounding area benefits from a variety of local amenities, including shops, restaurants, and schools, contributing to a well-connected and vibrant community. South Croydon's main shopping areas are also within close proximity, providing easy access to retail and leisure options. With excellent road connections and access to public transport, this location offers both convenience and ease of access for businesses and residents alike.



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### Contacts:

For further information or to schedule a viewing, please contact Callum Dormer or Daniel Bean.



Callum Dormer – Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com



Daniel Bean – Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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