

London CR2 – 5 Station Approach, Purley Oaks Road CR2 0QD  
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# London CR2 – 5 Station Approach, Purley Oaks Road, South Croydon CR2 0QD

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail unit
- Suitable for variety of uses (Class E)
- Ideal for professional services, office space and/or retail
- VAT is NOT applicable to this property
- Available immediately on a new lease
- Flexible terms to fit your needs
- Located directly across the road from Purley Oaks Station
- Surrounded by a range of nearby occupiers, including cafés, convenience stores, restaurants, and more.
- Convenient parking available near Purley Oaks Station and surrounding residential areas.



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### Property Description:

Comprises ground floor retail unit, providing the following accommodation and dimensions:

Ground Floor: 25 sq m (270 sq ft)

Open plan retail, storage, wc

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £194.21 per week (PCM: £841.58)

Deposit: £3,366 (4 Months)

### Rateable Value:

Rateable Value - TBC

Rates Payable - TBC

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D rating. Certificate and more information available upon request.







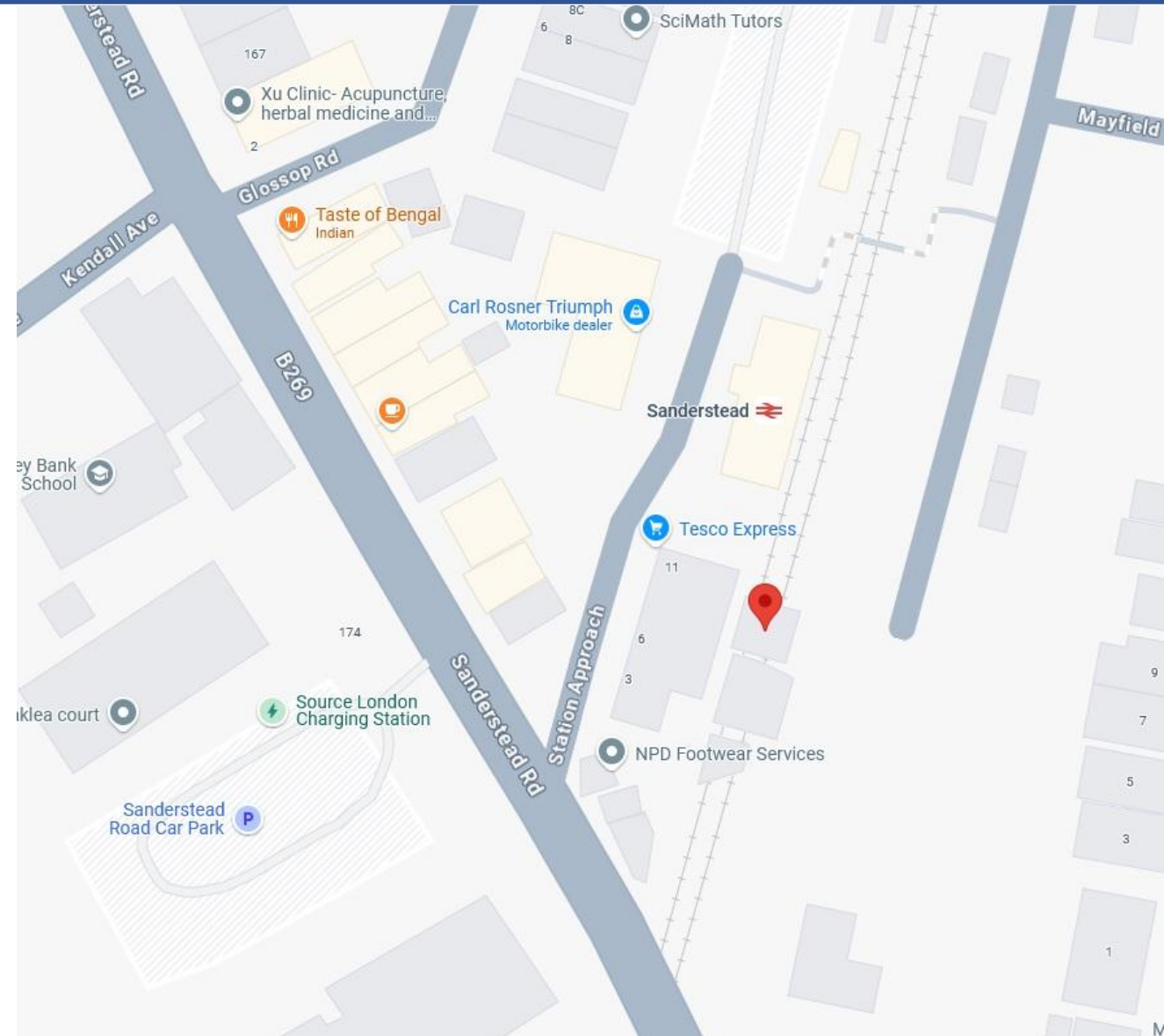
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### Location:

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 Railway 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.



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