



Barnardo's

Card Factory

GHOST

TO LET

**M**

SHOP 5

Purley Parade  
Purley, Surrey  
CR8 2AB

Occupiers Include

Sainsbury's Local  
*cardfactory* **KFC**



**Claudia Gasparro**

07831 338014

CGasparro@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment

### LOCATION

Purley Parade is a busy shopping parade situated on the High Street towards on the northern side of the town centre and running parallel to the main Brighton Road. The parade is close by to various town centre facilities including public parking, the leisure centre and the main line station offering direct services to London Victoria, London Bridge, Gatwick Airport, and beyond.

### DESCRIPTION

The subject property is located to the northern end of the retail pitch in the town close to a mix of local occupiers and more well-known operators such as KFC, Cardfactory and Sainsbury's Local. The subject property also has rear loading.

### UNIT SIZE

Ground Floor: 1,013 sq.ft (94.1 sq.m).

### RENT

POA.

### BUSINESS RATES

Rateable Value: £18,000. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: Fair and reasonable proportion.  
Insurance: Fair and reasonable proportion.

### ENERGY PERFORMANCE

EPC: C-57. Further information available upon request.

### PLANNING

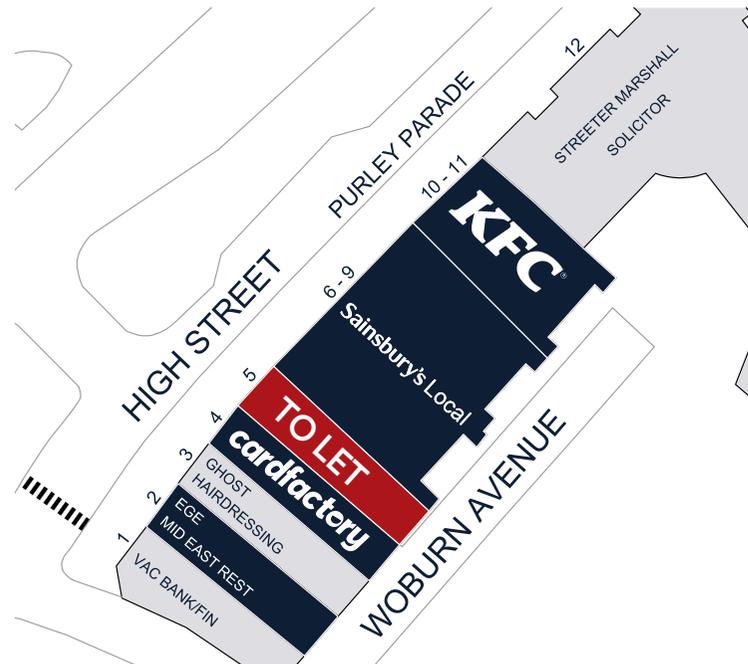
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Penenett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1155 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profits, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).