

FOR SALE

TRADE COUNTER / RETAIL / OFFICE – 4,207 SQ FT (390.83 SQ M)

526 Purley Way, Croydon, Surrey, CR0 4RE

Price | £995,000 Freehold

Trade Counter / Retail / Office

16 April 2026

DESCRIPTION

The property is a rarely available freehold semi-detached property fronting the A23 Purley Way. Currently fitted as an office, the property is suitable for a variety of uses including trade counter, showroom, retail warehouse and office.

Adjacent occupiers include Topps Tiles, Toolstation and Crown Decorating Centres.

The unit benefits from highly visible frontage to the busy A23 Purley Way with customer parking to the front and the ability to install a roller shutter loading door.

LOCATION

The property is prominently located on the Purley Way, the primary route North into Central London and South to the M25. Similarly, it is situated right by the Purley Way junction with the A232 Stafford Road, the primary route West to Sutton, Epsom & Chessington and East to West Wickham & Kent.

There are regular bus routes along the A23 Purley Way and Waddon train station is approximately a 5 minute walk away.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	4,207	390.83

(Approximate gross internal area)

AMENITIES

- Purley Way Frontage
- Suitable for trade counters, showrooms, retail & offices
- Adjacent occupiers include Topps Tiles and Toolstation
- On-site parking
- Capacity for adding a loading door

PRICE

£995,000 freehold.

PLANNING

We understand the property has planning consent for Class E uses, though recommend all parties make their own enquiries.

RATES

Rateable Value - £54,000 (2026).

VAT

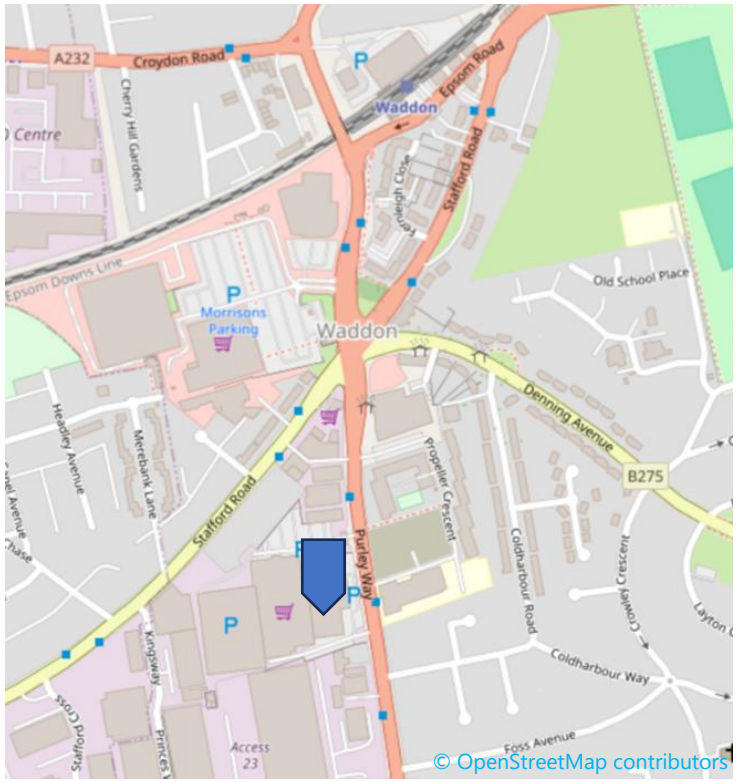
VAT will be chargeable on the terms quoted.

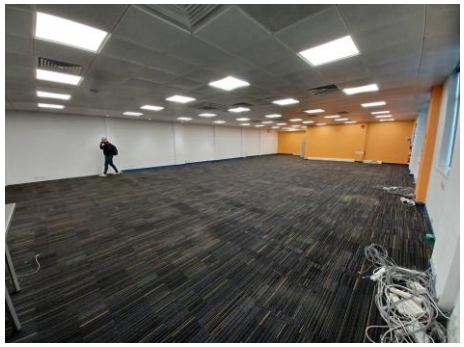
LEGAL COSTS

Each party is to be responsible for their own legal fees.

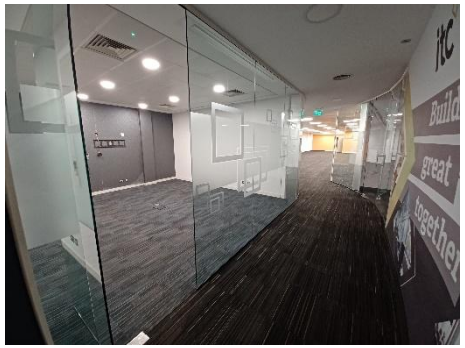
EPC

The property has an EPC rating of B.











VIEWINGS – 020 8662 2700

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