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FOR SALE

**FREEHOLD – 2,865 SQ FT (266 SQ M)
26-28 PAMPISFORD ROAD, PURLEY CR8 2NE**

DESCRIPTION

The property is detached and arranged over lower ground, ground, first and second / roofspace floors. The property benefits from Use Class E.

The property benefits from a car park to the rear of the building. There is also a bunker / store with power and an up-and-over garage door, extending to approximately 1,497 sq ft, which is accessed via Russell Hill Place Public Car Park. A right of way will be granted.

The site extends to 0.141 Acres.

LOCATION

The property is located on Pampisford Road, Purley.

Purley Railway Station is located 0.3 miles from the property, providing services to London Bridge, London Victoria, East Croydon, Gatwick Airport, Redhill and Caterham. Bus routes also operate in close proximity.

The property lies within the administrative region of the London Borough of Croydon.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Basement	882	82
Ground	882	82
First	678	63
Second	423	39
TOTAL	2,865	266

Approximate gross internal areas.

PRICE

Offers are invited in excess of **£750,000** for the freehold interest with vacant possession.

TENURE

The site is held under freehold title number SY214085.

RATEABLE VALUE

The property has a rateable value of £30,750.

EPC

The property has an EPC Rating C.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

DATA ROOM

Further information can be found in the Data Room using the following link:

<https://shwcrm.agencypilot.com/propertyview/Account/Login/34172/26-28-Pampisford-Road-Purley-Surrey-CR8-2NE>

VAT

The property is elected for VAT and VAT will be charged on the quoting terms.



VIEWINGS – 020 8662 2700

Matt Morris t: 07894 692426
Richard Plant t: 07850 584240

e: mmorris@shw.co.uk
e: rplant@shw.co.uk



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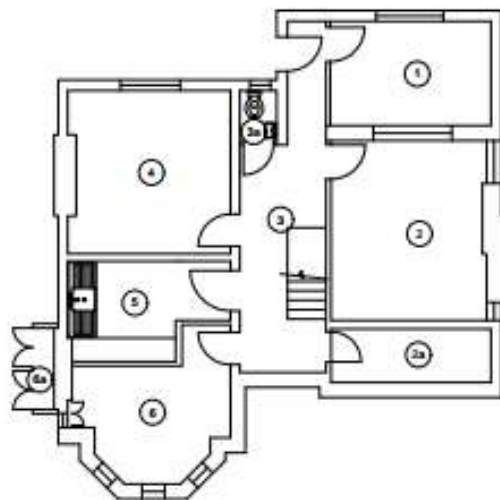


SHW Property

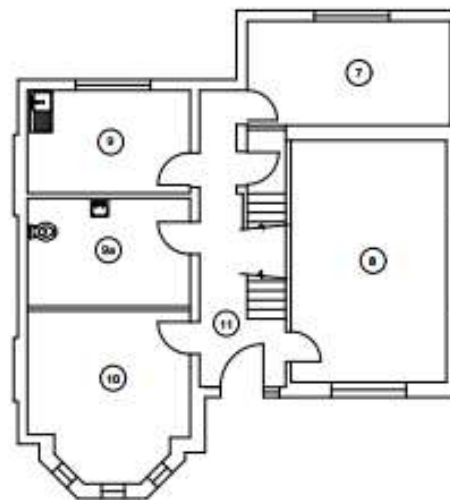
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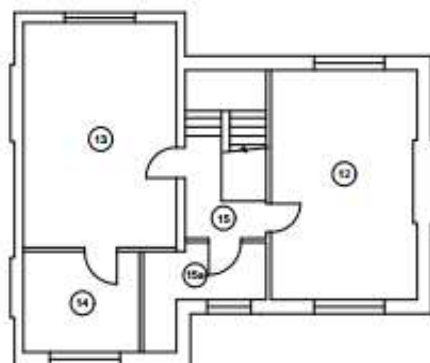
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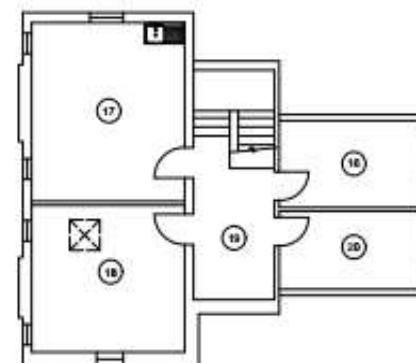
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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