

Lot 4, 916-918 Brighton Road, Purley, London,

CR8 2YX

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Retail & Residential Investment

www.acuitus.co.uk

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Property Information

Freehold Retail & Residential Investment

- Shop let to Nationwide Building Society until March 2028
- March 2026 tenant break not exercised
- 5 self-contained units above (x4 let on AST's & x1 vacant)
- 250 metres from Purley Railway Station
- Prosperous South London suburb
- Nearby occupiers include Sainsbury's Local, Subway, Holland & Barrett, Domino's Pizza and KFC.
- VAT-Free Investment

Lot

4

Auction

11th December 2025

Rent

£49,270 per Annum
plus 1 vacant flat

Sector

High Street Retail, Residential,
Mixed Use

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

12 miles south of Central London, 2 miles south of Croydon, 8 miles east of Epsom

Roads

A22, A232, A235, M25

Rail

Purley Railway Station

Air

London Gatwick

Situation

Purley is a prosperous and affluent South London suburb situated approximately 12 miles south of central London and 2 miles south of Croydon. The property occupies a prominent position in the town centre on Brighton Road (A235), close to its junction with Russell Hill Place. Purley Railway Station lies around 250 metres to the south-west. Local retailers include Sainsbury's Local, Subway, Holland & Barrett, Domino's Pizza and KFC.

Tenure

Freehold.

EPC

Commercial: Band C Flat A: Band E Flat B: Band E Flat C: Band D Flat D: Band D Flat E: Band E

Description

The property comprises a ground floor shop/building society with self contained residential accommodation on the first, second & third floors (with a communal entrance on the ground floor) providing five residential units.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	149.30	(1,607)	NATIONWIDE BUILDING SOCIETY t/a Nationwide	6 years from 25/03/2022	£19,870
First	Flat A (1x Bedsit) Flat B (1x 1 Bed)	-	-	INDIVIDUAL INDIVIDUAL	AST from 08/04/2021 @ £550 pcm AST from 10/12/2020 @ £650 pcm	£6,600 £7,800
Second	Flat C (1x Bedsit) Flat D (1x 1 Bed)	-	-	INDIVIDUAL VACANT	AST from 08/11/2014 @ £550 pcm -	£6,600 -
Third	Flat E (1x 2 Bed)	-	-	INDIVIDUALS	AST from 08/02/2024 @ £700 pcm	£8,400
Total		149.30	(1,607)			£49,270 plus one vacant flat

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/445479072>).

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Total area: approx. 250.3 sq. metres (2694.1 sq. feet)

These drawings are for representational purposes only. Drawn by Erian Blunden.
Plan produced using PlanUp.

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2024