

# FOR SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

GROUND FLOOR - 145.9 sq. m (1570sq. ft) approx.

**103 CENTRAL ROAD, WORCESTER PARK, SURREY KT4 8DY**



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **FULLY LET FREEHOLD INVESTMENT**
- **RETAIL AND SEPARATE 2 BEDROOM FLAT**
- **BUSY LOCATION IN CLOSE PROXIMITY TO OTHER MULTIPLE RETAILERS**
- **TOTAL INCOME £36,400 PER ANNUM**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 103 CENTRAL ROAD, WORCESTER PARK KT4 8DY

## LOCATION

The property is located in a prominent trading position in Central Road, Worcester Park, a greater London suburb approximately 3 miles south west of Kingston upon Thames. The town has a vibrant mix of independent and multiple operators including Superdrug, Ladbrokes, Iceland, Costa Coffee and Pizza Express and the property adjoins Santander bank.

Worcester Park railway station is located at the top of Central Road and the A24 is less than a mile, connecting to the M25 and motorway network.

## DESCRIPTION

The property comprises a ground floor retail unit currently trading as Specsavers with a depth of approximately 22.8 m (75 ft) and a frontage of approximately 6.4 m (21 ft). There is also a rear store/office, kitchen and WC.

There is separate access to a residential flat on the first floor which comprises a lounge, kitchen area, bathroom and two bedrooms.

The flat is presented in good order and benefits from UPVC windows, gas central heating and fully fitted kitchen and bathroom.

## ACCOMMODATION

The ground floor has the following approximate net internal floor areas:-

Retail	135.2 sq. m	1455 sq. ft
Ancillary	10.7 sq. m	116 sq. ft
<b>Total</b>	<b>145.9 sq. m</b>	<b>1570 sq. ft</b>

The flat has an approximate gross internal floor area of 56.5 sq. m (608 sq. ft).

## TOTAL INCOME

£36,400 per annum

## TENURE

Freehold subject to:-

Full Repairing and Insuring lease granted to Specsavers for a term of 10 years from June 2017 incorporating a 5th year rent review at a passing rent of £25,000 per annum.

An AST of the residential flat at a rent of £950 pcm.

## PRICE

**Offers in the region of £825,000**

## BUSINESS RATES

2017 Rateable Value: £16,750

## COUNCIL TAX

Band C.

Local Authority: Sutton

## ENERGY PERFORMANCE RATING

Energy Rating Ground Floor: D82  
Energy Rating First Floor: E53

A copy of the certificates are available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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