Retail

TO LET / FOR SALE

CURCHOD&CO

Ground Floor and Rear Land

126 Central Road, Worcester Park, KT4 8HT

Ground Floor Shop and Rear Land Available For Sale/To let

1,016 sq ft

(94.39 sq m)

- Available on a new lease(s) basis, with 1 lease for the shop and 1 lease for the rear land
- Rare freehold opportunity for sale
- Located in a prominent position
- Nearby Occupiers include: Greggs, Subway, KFC and Dominos

Ground Floor and Rear Land, 126 Central Road, Worcester Park, KT4 8HT

Summary

Available Size	1,016 sq ft
Rent	£22,000 per annum
Price	Offers in excess of £325,000
Rates Payable	£6,362.25 per annum
Rateable Value	£12,750
EPC Rating	C (75)

Description

The property comprises of a self-contained retail unit on the ground floor, with land to the rear which has a site area of approximately 0.063 acres.

There is front and rear access (from the land to the rear) for the ground floor retail unit.

Location

The property is located on the busy Central Road high street in Worcester Park, which is located approximately 0.4 miles away from Worcester Park Train Station and 1.8 miles away from the A3.

Accommodation

The accommodation comprises the following floor areas:

Name	sq ft	sq m
Ground - Retail	735	68.28
Ground - Lean-to	281	26.11
Total	**1,016**	**94.39**

Viewings

All viewings are to be arranged in advance with the letting agent (Curchod & Co).

Terms

Available on a new effective full repairing and insuring lease for the ground floor retail unit AND on a new Full Repairing and Insuring lease at peppercorn rent for the rear land. Both leases are to be outside the security of tenure provisions of the Landlord and Tenant Act 1954. The Landlord requires both leases to be taken together.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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