



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

48-48a Central Road  
Worcester Park  
Surrey  
KT4 8HY

## TO LET/FOR SALE

Approx Gross Internal Area 2,153 sqft (200 sqm)

Large ground floor shop and rear yard with a spacious 3 bedroom flat above located in the popular Central Road Parade in Worcester Park. The ground floor is available to let on a new lease, alternatively the Freehold is available.

The flat above is currently held on an AST producing an income of £1,255 pcm.

The rear yard area can be accessed from St Phillip's Avenue. The property has redevelopment potential subject to all necessary consents being obtained.

Ground Floor Shop (GIA)	1,076 sqft	100 sqm
1 <sup>st</sup> Floor Flat (GIA)	1,076 sqft	100 sqm
<b>TOTAL</b>	<b>2,153 sqft</b>	<b>200 sqm</b>

**RENT** £16,500 per annum exclusive.

**LEASE** New Lease of the ground floor shop, terms to be agreed.

**FREEHOLD PRICE** Offers invited in the region of £500,000.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

**LOCATION**

The property is located on the North side of Central Road close to the junction with St Phillip's Avenue and Brinkley Road. Central Road is the primary trading location for Worcester Park, other nearby occupiers include Sainsbury's Local, Pizza Express, Wildwood & Natwest Bank. The property benefits from free off-street customer parking immediately in front of the property for up to 30 mins. The property is well positioned for access to the A3 at New Malden (Less than 2 miles away) & Worcester Park mainline rail station provides regular services to London Waterloo (approx. 8 minutes walk away.)

**RATES**

Rateable value: £10,000 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

**COUNCIL TAX**

48a Central Road: Council Tax Band D.

**LEGAL COSTS**

Each party to bear their own legal costs.

**VIEWING**

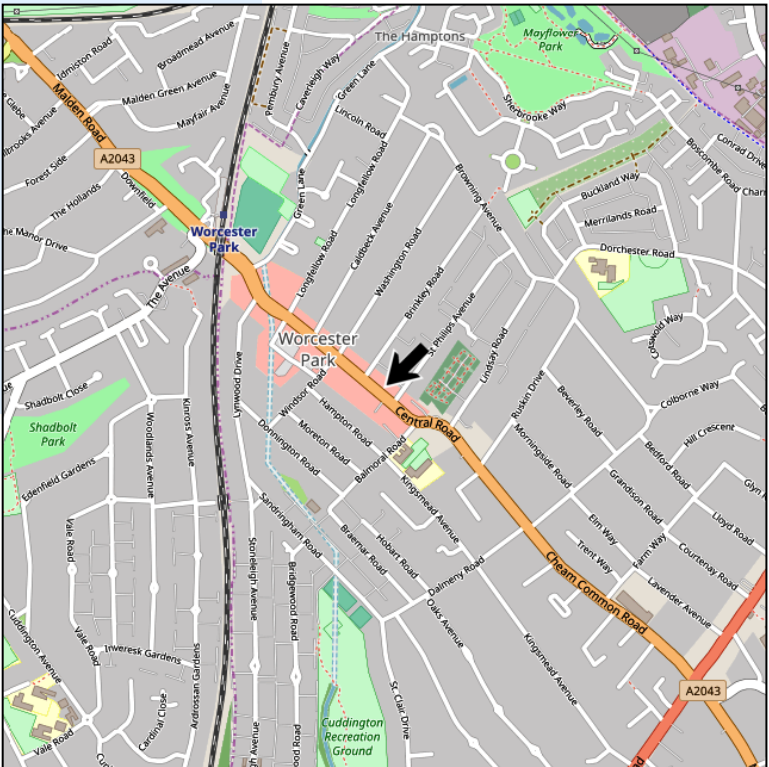
Strictly by appointment via sole agents Huggins Edwards & Sharp.

**CONTACT**

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**DATE** September 2019  
**FOLIO NUMBER** 20022(CL)

**SUBJECT TO CONTRACT**  
Important: See Disclaimer Notice below.



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10 WEST STREET EPSOM SURREY KT18 7RG T: 01372 740555	11-15 HIGH STREET BOOKHAM SURREY KT23 4AA T: 01372 457011	3 BRIDGE STREET LEATHERHEAD SURREY KT22 8BL T: 01372 374806	1 GROVE ROAD SUTTON SM1 1BB T: 020 8642 2266
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