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 **HUGGINS STUART
EDWARDS**

92 Central Road, Worcester Park, Surrey, KT4 8HU
£15,800 PER ANNUM EXCLUSIVE

COMMERCIAL UNIT TO LET

92 Central Road, Worcester Park, Surrey,
KT4 8HU

TO LET

Approx 579 sqft (53.78 sqm)

DESCRIPTION

Opportunity to occupy a commercial unit in the popular Central Road in Worcester Park. The property comprises a large ground floor air-conditioned office with a kitchenette, WC and rear access.

Sales Area	558 sqft	51.82 sqm
Kitchenette	21 sqft	1.96 sqm
TOTAL	579 sqft	53.78 sqm

RENT

£15,800 per annum exclusive.

LEASE

The property is available by way of an assignment of the existing lease expiring in June 2029. There is a tenant break option and rent review in June 2024 the break is subject to 6 months prior written notice.

USE

Permitted use within the lease is A2. Other uses under Class E Use (Commercial Business & Service) may be considered subject to prior approval from the freeholder.

LOCATION

The property is located on the North side of Central Road close to the junction with Washington Road and Windsor Road. Central Road is the primary trading location for

Worcester Park, other notable nearby occupiers include Waitrose, Nandos, Boots, & Natwest Bank. 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.) (approx. 35 minute journey).

RATES

Rateable value: £9,300. Rates payable at 49.9p in the £ (2021/22)

EPC

C-59.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

February 2022

FOLIO NUMBER

30103

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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