



COMMERCIAL UNIT TO LET

HS HUGGINS STUART
EDWARDS

22 Central Road, Worcester Park, Surrey, KT4 8HZ
£13,500 PAX

22 Central Road, Worcester Park,
Surrey, KT4 8HZ

TO LET

Approx 523 sqft (48.55 sqm)

DESCRIPTION

Ground floor commercial premises situated in a prominent position on Central Road amongst a variety of independent and national occupiers. The property was most recently used as a dry cleaners and has been refurbished to provide open plan space suitable for a variety of commercial businesses under Use Class E. The property benefits from rear access, a WC and free off-street customer parking immediately in front of the property for up to 30 mins.

Ground Floor Retail	523 sqft	48.55 sqm
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USE

Class E (Commercial Business & Service)

RENT

£13,500 per annum exclusive, payable quarterly in advance.

LEASE

New lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

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 notable nearby occupiers include Sainsbury's Local, 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). The property is on the north side of Upper High Street.

RATES

Rateable value: £7,800. Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

EPC RATING

C 53

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
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DATE

May 2021

FOLIO NUMBER

30051

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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