



WORCESTER PARK TOWN CENTRE PRIME RETAIL SHOP TO LET



Type

Retail shop/A2 office with front forecourt and rear enclosed yard area.

Area

Ground Floor Net Internal Area – 900 square feet (83.6 square metres)

Lease

The shop is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

Rent

£20,000 per annum exclusive.

Further Details

Please contact Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com

132 Central Road, Worcester Park, Surrey KT4 8HT

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

132 CENTRAL ROAD, WORCESTER PARK, SURREY KT4 8HT

LOCATION:	<p>Worcester Park is an affluent South West London suburb situated between Kingston upon Thames and Sutton just to the south of Wimbledon.</p> <p>The property is close to Worcester Park Railway Station and the town is anchored by a large Waitrose Store and car park opposite.</p> <p>Other national multiple retailers represented in the town include Poundland, Iceland, Clarks, Costa Coffee and Café Nero.</p>
DESCRIPTION:	<p>A ground floor retail shop/office premises forming part of a two storey inner terrace property with rear and enclosed yard and front forecourt area.</p> <p>The property provides the following areas (See Floor Plan attached):</p> <p>Retail Shop/Office – 900 square feet (83.6 square metres)</p> <p>Rear Customer Washroom Facility</p> <p>Rear Staff Washroom</p> <p>Enclosed Rear Yard Area accessed from the rear of the shop</p>
PLANNING:	<p>'E' Use Class including retail, office, restaurant, clinic and gymnasium uses.</p>
BUSINESS RATES:	<p>The business rates payable for the full year ending 31st March 2021 are approximately £6,474.</p>
LEASE:	<p>The shop is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.</p>
RENT:	<p>£20,000 per annum exclusive.</p>
EPC:	<p>An EPC has been commissioned and will be made available to interested parties.</p>
LEGAL COSTS:	<p>Each party to cover their own legal costs.</p>
FURTHER DETAILS/ VIEWING:	<p>Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney smullaney@wallakerscommercial.com</p>

