

TO LET

145.9 sq. m (1570sq. ft) approx.

103 CENTRAL ROAD, WORCESTER PARK, SURREY KT4 8DY

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL UNIT IN BUSY LOCATION**
- **IN CLOSE PROXIMITY TO OTHER MULTIPLE RETAILERS INCLUDING SUPERDRUG, LAD-BROKES, ICELAND AND PIZZA EXPRESS**
- **AVAILABLE ON A NEW LEASE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in a prominent trading position in Central Road, Worcester Park, a greater London suburb approximately 3 miles south west of Kingston upon Thames. The town has a vibrant mix of independent and multiple operators including Superdrug, Ladbrokes, Iceland, Costa Coffee and Pizza Express and the property adjoins Santander bank.

Worcester Park railway station is located at the top of Central Road and the A24 is less than a mile, connecting to the M25 and motorway network.

DESCRIPTION

The property comprises a ground floor retail unit with a depth of approximately 22.8 m (75 ft) and a frontage of approximately 6.4 m (21 ft). There is also a rear store/office, kitchen and WC.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Retail	135.2 sq. m	1455 sq. ft
Ancillary	10.7 sq. m	116 sq. ft
Total	145.9 sq. m	1570 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£27,000 per annum exclusive

BUSINESS RATES

2010 Rateable Value: £15,750

For confirmation of rates payable, please contact the business rates department of the local authority.

ENERGY PERFORMANCE RATING

Energy Rating: D

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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