

# E (Commercial / Business / Service), Retail

TO LET



CURCHOD&CO



## Ground Floor and Rear Land

126 Central Road, Worcester Park, KT4 8HT

## Ground Floor Shop and Rear Land Available

1,016 sq ft

(94.39 sq m)

- Without Prejudice and Subject to Contract
- Available on a new lease, subject to a surrender of the existing leases being agreed and vacant possession
- Assignment of the current leases will also be considered, subject to landlord approval and the current tenant meeting all of their lease obligations
- Located in a prominent position

[curchodandco.com](http://curchodandco.com) | 01483 730060

Chartered surveyors, land property & construction consultants

# Ground Floor and Rear Land, 126 Central Road, Worcester Park, KT4 8HT

## Summary

Available Size	1,016 sq ft
Rent	£18,000 per annum
Rates Payable	£6,362.25 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£12,750
EPC Rating	C (75)

## Description

The property comprises of a self-contained retail unit on the ground floor, with land to the rear which has a site area of approximately 0.063 acres.

There is front and rear access (from the land to the rear) for the ground floor retail unit.

## Location

The property is located on the busy Central Road high street in Worcester Park, which is located approximately 0.4 miles away from Worcester Park Train Station and 1.8 miles away from the A3.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	735	68.28
Ground - Lean-to	281	26.11
<b>Total</b>	<b>1,016</b>	<b>94.39</b>

## Viewings

All viewings are to be arranged in advance with the letting agent (Curchod & Co).

## Terms

Available on a new effective full repairing and insuring lease for the ground floor retail unit AND on a new Full Repairing and Insuring lease for the rear land, subject to a surrender of the existing leases being agreed and subject to vacant possession OR an assignment of the current Ground Floor and rear land lease would be considered, subject to landlord approval and the tenant meeting all their lease obligations. Further lease documentation can be provided upon request.

## Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Tenancy Information

The property consists of a ground floor retail unit which is currently let on a 10-year lease term from 25th March 2022, at a rent of £16,500 per annum exclusive. This lease is inside the security of tenure provisions within the Landlord and Tenant Act 1954. The use is a Florist within Use Class E (a) or for such other trade of business within Use Class E (c) subject to the Landlord consent, not to be unreasonably withheld or delayed. There is an upwards only rent review and a tenant only break option at the 5th year anniversary of the lease commencement date.

To the rear of the retail unit there is a lease for the land in the rear of 126 Central Road,



## Viewing & Further Information

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More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 26/11/2024

Worcester Park which is let to the Ground Floor Tenant on a 10-year lease term from 25th March 2022 at a peppercorn rent. This lease is outside the security of tenure provisions within the Landlord and Tenant Act 1954. The site area is approximately 0.063 acres. There is a landlord break at any time during the lease term, subject to giving the Tenant not less than three months' notice in writing.

Further lease documentation can be provided upon request.

